

## SUMMARY

This text amendment to the Detroit Zoning Ordinance, Chapter 61 of the 1984 Detroit City Code, for urban agriculture provides for the following:

- Definitions of several terms—aquaculture; aquaponics; compost; contractor yard, landscape or construction; farmers market; farm stand; greenhouse; hoophouse or high tunnel; hydroponics; orchard; rainwater catchment system; tree farm; urban farm; and urban garden.
- Specification of the permissibility of urban agricultural land uses in the several zoning district classifications—whether permitted by right or on a conditional basis.
- Elimination of the use “greenhouse or nursery with stock for retail sales” and replacement of the use “greenhouse or nursery, wholesale sales only, including landscape contractors” with a new use “contractor yard, landscape or construction,” permitted in the same districts and on the same basis as the use it is replacing.
- Requirement that urban farms, orchards, any group of ten trees or more grown as Christmas trees, and any conditional urban agricultural use be subject to site plan review; clarification as to appropriate site plan reviewers for urban agricultural uses; specification of submittal requirements for urban agricultural site plan review.
- Specific use standards for urban agricultural uses.
- Specification of standards for accessory uses and accessory structures.
- Recognition of certain pre-existing agricultural operations as nonconforming uses and procedures for confirmation of legal, nonconforming use status.



1 **BY COUNCIL MEMBER \_\_\_\_\_:**

2 **AN ORDINANCE** to amend Chapter 61 of the 1984 Detroit City Code, ‘Zoning,’  
3 commonly known as the Detroit Zoning Ordinance, by renaming Article XII, Division 3,  
4 Subdivision H as Subdivision I and adding a new Subdivision H; by adding Secs. 61-3-128, 61-  
5 12-77, 61-12-326, 61-12-327, 61-12-328, 61-12-329, 61-12-330, 61-12-331, 61-12-332, 61-12-  
6 333, 61-12-334, 61-12-335, 61-12-336, 61-12-337, 61-12-338, 61-12-339, 61-12-411, 61-12-  
7 412, 61-12-413, and 61-15-24; by amending Secs. 61-3-113, 61-3-121, 61-3-141, 61-3-142, 61-  
8 8-18, 61-8-24, 61-8-38, 61-8-44, 61-8-58, 61-8-64, 61-8-78, 61-8-98, 61-8-118, 61-9-18, 61-9-  
9 36, 61-9-38, 61-9-58, 61-9-62, 61-9-76, 61-9-78, 61-9-84, 61-9-104, 61-9-116, 61-9-117, 61-9-  
10 118, 61-10-16, 61-10-17, 61-10-18, 61-10-24, 61-10-36, 61-10-37, 61-10-38, 61-10-44, 61-10-  
11 56, 61-10-57, 61-10-58, 61-10-64, 61-10-76, 61-10-77, 61-10-78, 61-10-84, 61-10-97, 61-10-98,  
12 61-10-104, 61-11-11, 61-11-74, 61-11-94, 61-11-106, 61-11-107, 61-11-108, 61-11-114, 61-11-  
13 168, 61-11-174, 61-11-188, 61-11-194, 61-11-204, 61-11-230, 61-12-50, 61-12-61, 61-12-168,  
14 61-14-48, 61-14-52, 61-16-33, 61-16-53, 61-16-81, 61-16-91, 61-16-92, 61-16-103, 61-16-112,  
15 61-16-143, 61-16-161, 61-16-162, 61-16-175, 61-16-182, and 61-16-191; and by amending  
16 Appendix A, Divisions 3 and 7; to provide for the following:

- 17 • Definitions of several terms—aquaculture; aquaponics; compost; contractor yard,  
18 landscape or construction; farmers market; farm stand; greenhouse; hoophouse or  
19 high tunnel; hydroponics; orchard; rainwater catchment system; tree farm; urban  
20 farm; and urban garden.
- 21 • Specification of the permissibility of urban agricultural land uses in the several  
22 zoning district classifications—whether permitted by right or on a conditional basis.
- 23 • Elimination of the use “greenhouse or nursery with stock for retail sales” and

1 replacement of the use “greenhouse or nursery, wholesale sales only, including  
2 landscape contractors” with a new use “contractor yard, landscape or construction,”  
3 permitted in the same districts and on the same basis as the use it is replacing.

- 4 • Requirement that urban farms, orchards, any group of ten trees or more grown as  
5 Christmas trees, and any conditional urban agricultural use be subject to site plan  
6 review; clarification as to appropriate site plan reviewers for urban agricultural uses;  
7 specification of submittal requirements for urban agricultural site plan review.
- 8 • Specific use standards for urban agricultural uses.
- 9 • Specification of standards for accessory uses and accessory structures.
- 10 • Recognition of certain pre-existing agricultural operations as nonconforming uses and  
11 procedures for confirmation of legal, nonconforming use status.

12 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:**

13 **Section 1.** Chapter 61 of the 1984 Detroit City Code, ‘*Zoning*,’ commonly known as the  
14 Detroit Zoning Ordinance, is amended by renaming Article XII, Division 3, Subdivision H  
15 as Subdivision I and adding a new Subdivision H; by adding Secs. 61-3-128, 61-12-77, 61-  
16 12-326, 61-12-327, 61-12-328, 61-12-329, 61-12-330, 61-12-331, 61-12-332, 61-12-333,  
17 61-12-334, 61-12-335, 61-12-336, 61-12-337, 61-12-338, 61-12-339, 61-12-411, 61-12-  
18 412, 61-12-413, and 61-15-24; by amending Secs. 61-3-113, 61-3-121, 61-3-141, 61-3-142,  
19 61-8-18, 61-8-24, 61-8-38, 61-8-44, 61-8-58, 61-8-64, 61-8-78, 61-8-98, 61-8-118, 61-9-18,  
20 61-9-36, 61-9-38, 61-9-58, 61-9-62, 61-9-76, 61-9-78, 61-9-84, 61-9-104, 61-9-116, 61-9-  
21 117, 61-9-118, 61-10-16, 61-10-17, 61-10-18, 61-10-24, 61-10-36, 61-10-37, 61-10-38, 61-  
22 10-44, 61-10-56, 61-10-57, 61-10-58, 61-10-64, 61-10-76, 61-10-77, 61-10-78, 61-10-84,  
23 61-10-97, 61-10-98, 61-10-104, 61-11-11, 61-11-74, 61-11-94, 61-11-106, 61-11-107, 61-

11-108, 61-11-114, 61-11-168, 61-11-174, 61-11-188, 61-11-194, 61-11-204, 61-11-230,  
61-12-50, 61-12-61, 61-12-168, 61-14-48, 61-14-52, 61-16-33, 61-16-53, 61-16-81, 61-16-  
91, 61-16-92, 61-16-103, 61-16-112, 61-16-143, 61-16-161, 61-16-162, 61-16-175, 61-16-  
182, and 61-16-191; and by amending Appendix A, Divisions 3 and 7; as follows:

## CHAPTER 61. ZONING.

### ARTICLE III. REVIEW AND APPROVAL PROCEDURES

#### (PART 1)

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#### DIVISION 5. SITE PLAN REVIEW

##### Subdivision A. General.

##### **Sec. 61-3-113. Applicability.**

Applications for proposed developments that meet any one (1) or more of the applicability criteria in this section shall be reviewed through the site plan review process. Developments that do not meet any of the applicability criteria in this section shall be reviewed by the Buildings, ~~and~~ Safety Engineering and Environmental Department through its permitting process. However, site plan review is not required for the construction or alteration of an individual single- or two-family dwelling.

(1) New construction that involves any one (1) of the following:

(a) Any new development that has more than twenty thousand (20,000) square feet of gross floor area, except that on land zoned M1, M2, M3, M4, or M5, the threshold for industrial uses shall be fifty thousand (50,000) square feet of gross floor area; or

(b) Projects with multiple principal structures on one zoning lot.

- (c) Any multiple-family residential or loft development with more than twelve (12) dwelling units.
- (d) Site Condominium developments.
- (e) Projects in a one hundred (100) year floodplain.
- (f) Any parking structure as defined in Sec. 61-16-151 of this Code.
- (g) Any motor vehicle salesroom or sales lot for the sale of used vehicles.
- (2) Additions and/or major structural alterations that involve any of the following:
- (a) Any development that has not more than twenty thousand (20,000) square feet of gross floor area where the addition or alteration results in a cumulative total of more than twenty thousand (20,000) square feet of gross floor area, considering existing floor area and proposed additions, except that on land zoned M1, M2, M3, M4, or M5, the threshold for industrial uses shall be fifty thousand (50,000) square feet of gross floor area.
- (b) An increase of twenty-five percent (25%) or more in gross square footage to an existing building that contains more than twenty thousand (20,000) square feet of gross floor area, except that on land zoned M1, M2, M3, M4, or M5, the threshold for industrial uses shall be fifty thousand (50,000) square feet of gross floor area.
- (c) Projects in a one hundred (100) year floodplain.
- (3) Any development with a lot area of more than one (1) acre in cumulative total (considering existing lot area and any proposed additional lot area), except that on land zoned M1, M2, M3, M4, or M5, the threshold for industrial uses shall be three (3) acres.
- (4) Substantial changes in use within any building that has more than twenty thousand

(20,000) square feet of gross floor area or of any use with a lot area of more than one (1) acre, except that on land zoned M1, M2, M3, M4, or M5, the threshold for industrial uses shall be fifty thousand (50,000) square feet of gross floor area and three (3) acres. For purposes of site plan review, a substantial change in use is one that involves the establishment of a use from one of the major land use classifications that are set out in ARTICLE XII of this Chapter which are residential, public/civic /institutional, retail/service/commercial, manufacturing/industrial, and other, where the use immediately preceding the new use was from a different major land use classification.

(5) Any Conditional, Regulated, or Controlled land use and any case before the Board of Zoning Appeals as the body of first jurisdiction.

(6) Any use that has drive-up or drive-through facilities or a walk-up component.

(7) Animated signs as provided for in Sec. 61-6-71 of this Code.

(8) Projects within any PD, SD1, SD2, SD3, or SD5 District. However, in the SD1, SD2, SD3, and SD5 Districts, alterations to an existing structure, that do not involve additions or major structural alterations, qualify for “expedited review” as provided for in Sec. 61-3-121 of this Code.

(9) Projects within the SD4 District that involve the following four (4) utility uses: electric transformer station; gas regulator station; telephone exchange building; water works, reservoir, pumping station, or filtration plant.

(10) Projects seeking approval under the Alternative Residential Development Options provisions of ARTICLE XIII, DIVISION 3 of this Chapter.

(11) Urban farms and all other agricultural uses specified as a conditional use in Sec. 61-12-77 of this Code.

1                                   **Subdivision B.      Submission Requirements.**

2           **Sec. 61-3-121. Applicability; expedited ~~Expedited~~ review.**

3                   (a) Urban farms and other agricultural uses requiring site plan review are subject only to the  
4                   submission requirements as specified in Sec. 61-3-128 of this Code.

5                   (b) Plans that are subject to review solely by virtue of the provisions of Sec. 61-3-113(5)  
6                   and Sec. 61-3-113(6) of this Code may be expedited by review limited to the Planning and  
7                   Development Department and the Buildings, ~~and~~ Safety Engineering and Environmental  
8                   Department, with the exception of urban farms and other agricultural uses, which shall always  
9                   include the City Planning Commission. Similarly, in the SD1, SD2, SD3, SD4, and SD5  
10                  Districts, plans which relate to alterations to an existing structure, that do not involve additions  
11                  or major structural alterations, may be expedited by review limited to the Planning and  
12                  Development Department or City Planning Commission, as appropriate. Advisory review by  
13                  other such departments as is usually undertaken pursuant to Sec. 61-3-141 of this Code is not  
14                  required in such cases of expedited review. The submittal requirements that apply in cases of  
15                  expedited review are limited to those specified in Sec. 61-3-122, Sec. 61-3-123, Sec. 61-3-125,  
16                  and Sec. 61-3-126 of this Code, with the exception of urban farms and other agricultural uses  
17                  which shall meet the submittal requirements as specified in Sec. 61-3-128 of this Code only.  
18                  The appropriate review body is authorized to tailor the information that is required by this  
19                  subdivision to the site under consideration.

20           **Sec. 61-3-128. Submittal requirements for urban farms and other agricultural**  
21                                   **uses.**

22                   Plans for urban farms and other agricultural uses shall include the following:

23                   (1) Name, address, and telephone number of the applicant.

24                   (2) Project name.



1        (3) Project address.

2        (4) Gross site area.

3        (5) Legal description with land area in square feet or acres.

4        (6) Location map showing:

5            (a) Site location.

6            (b) Current zoning designation of project area and properties adjacent and across  
7            any alley.

8            (c) Major roads and railroads.

9        (7) Existing conditions description indicating:

10           (a) Delineated locations and boundaries of wetlands.

11           (b) Locations of all lakes, streams, rivers, creeks, brooks, ponds.

12           (c) Location of all existing structures on subject parcel and all structures within one  
13           hundred (100) feet of subject parcel.

14           (d) Delineated locations of sensitive land uses such as residences, schools,  
15           churches, hospitals, convalescent homes, child care centers or child caring  
16           institutions, hotels or motels, public parks, and similar community facilities  
17           within one hundred (100) feet of the subject parcel.

18        (8) A site plan that depicts or discloses the following specific information where  
19        applicable:

20           (a) Crop areas and general description of proposed crops.

21           (b) Location, description, and dimensions of proposed structures.

22           (c) Setbacks.

23           (d) Fencing or walls.

24           (e) Location of compost piles.

1           (f) Ingress and egress.

2           (g) Location of loading areas.

3           (h) Location of trash containers and/or dumpsters.

4           (i) Location of storage structures and items to be stored.

5       (9) A narrative that describes the following as applicable:

6           (a) The types, methods of application, and storage of proposed pesticides,  
7               herbicides, fertilizers, and any other chemicals that will be used as part of the  
8               operation and processes.

9           (b) The type of machinery and equipment proposed or any other facet of the  
10           proposed operation, especially as regards external emissions, such as noise,  
11           vibration, smoke, odor, dust, dirt, or other externality that may be a nuisance to  
12           adjacent surrounding land uses.

13          (c) Environmental impact of the proposed operation, especially with regard to air  
14           quality, water quality, soil erosion, and sedimentation.

15          (d) Types of vehicles, hours, frequency of use, and the proposed access routes.

16          (e) Waste-handling and disposal procedures for such as manure, organic and non-  
17           organic matter, and wastewater.

18          (f) The use of a stormwater management plan, dust management plan, soil erosion  
19           plan, and other necessary plans and procedures.

20          (g) Evaluation of existing soil conditions and plans to mitigate soil issues, as  
21           necessary, and/or demonstration of how methods of cultivation and crops are  
22           protected from possible negative impacts.

23          (h) The applicant's compliance with any existing land use grants at other locations,  
24           and the operation's compliance with environmental, zoning, City of Detroit

1                   Master Plan, and any other applicable regulations, plans, and policies.

2                   **Subdivision C.      Authority to Review and Approve Site Plans.**

3                   **Sec. 61-3-141.    Planning and Development Department.**

4                    Within the following zoning districts, the Planning and Development Department shall  
5                    have the power to review and approve preliminary and final site plans: R1, R2, R3, R4, R5, R6,  
6                    B1, B2, B3, B4, B5, B6, M1, M2, M3, M4, M5, P1, TM, PR, W1, SD1, SD2, SD3, and SD4 with  
7                    less than three (3) acres. The Buildings, ~~and~~ Safety Engineering and Environmental  
8                    Department is authorized to participate in the review of all site plans. The Planning and  
9                    Development Department shall involve other such departments as deemed necessary for  
10                  proper site plan review, including, but not limited to, ~~the Department of environmental affairs~~  
11                  ~~and the Recreation Department;~~ review of agricultural uses shall also include the City Planning  
12                  Commission, the Department of Public Works, the Detroit Water and Sewerage Department,  
13                  and other departments and agencies as necessary.

14                  **Sec. 61-3-142.    City Council.**

15                  Within the following zoning districts, the City Council shall have the power to review and  
16                  approve site plans, after recommendation from the City Planning Commission: PD, PC, PCA,  
17                  SD4 with three (3) acres or more, and SD5. The City Planning Commission shall involve other  
18                  such departments, as deemed necessary, for proper site plan review including, but not limited  
19                  to, the Buildings, Safety Engineering and Environmental Department and the Recreation  
20                  Department; review of agricultural uses shall also include the Planning and Development  
21                  Department, the Department of Public Works, the Detroit Water and Sewerage Department,  
22                  and other departments and agencies as necessary. Any preliminary site plan approval by City  
23                  Council shall be indicated by the adoption of a resolution, or in the case of a PD District, by  
24                  the passing of an ordinance. The City Council may delegate final site plan approval to the City

Planning Commission, which shall act consistent with its bylaws.

## ARTICLE VIII. RESIDENTIAL ZONING DISTRICTS

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### DIVISION 2. R1 SINGLE-FAMILY RESIDENTIAL DISTRICT

#### Sec. 61-8-18. By-right other uses.

(1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this

Chapter

(2) Signs as provided for in ARTICLE VI of this Chapter

~~(3) Urban garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this~~

~~Chapter~~

#### Sec. 61-8-24. Conditional other uses.

(1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this

Chapter.

~~(2) Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this~~

~~Chapter~~

~~(3) Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this~~

~~Chapter~~

~~(2) (4) Railroad right-of-way, not including storage tracks, yards, or buildings~~

~~(3) (5) Signs as provided for in ARTICLE VI of this Chapter~~

~~(6) Urban farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this~~

~~Chapter~~

### DIVISION 3. R2 TWO-FAMILY RESIDENTIAL DISTRICT

#### Sec. 61-8-38. By-right other uses.

(1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this

- (2) Signs as provided for in ARTICLE VI of this Chapter.
- (3) Urban garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter

**Sec. 61-8-44. Conditional other uses.**

(1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this Chapter.

~~(2) Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter~~

~~(3) Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter~~

~~(2) (4) Railroad right-of-way, not including storage tracks, yards, or buildings~~

~~(3) (5) Signs as provided for in ARTICLE VI of this Chapter~~

~~(6) Urban farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter~~

**DIVISION 4. R3 LOW DENSITY RESIDENTIAL DISTRICT**

**Sec. 61-8-58. By-right other uses.**

(1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this Chapter

(2) Railroad right-of-way, not including storage tracks, yards, or buildings

(3) Signs as provided for in ARTICLE VI of this Chapter

~~(4) Urban garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter~~

**Sec. 61-8-64. Conditional other uses.**

(1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this

1  
2       ~~(2)~~ Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

3               Chapter

4       ~~(3)~~ Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

5               Chapter

6       ~~(2)~~ ~~(4)~~ Signs as provided for in ARTICLE VI of this Chapter.

7       ~~(5)~~ Urban farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

8               Chapter

9               **DIVISION 5. R4 THOROUGHFARE RESIDENTIAL DISTRICT**

10       **Sec. 61-8-78. By-right other uses.**

11       (1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this  
12               Chapter.

13       ~~(2)~~ Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

14               Chapter

15       ~~(3)~~ Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

16               Chapter

17       ~~(2)~~ ~~(4)~~ Railroad right-of-way, not including storage tracks, yards, or buildings

18       ~~(3)~~ ~~(5)~~ Signs as provided for in ARTICLE VI of this Chapter

19       ~~(6)~~ Urban farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

20               Chapter

21       ~~(7)~~ Urban garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

22               Chapter

23       **DIVISION 6. R5 MEDIUM DENSITY RESIDENTIAL DISTRICT**

1       **Sec. 61-8-98. By-right other uses.**

2           (1)    Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this  
3                   Chapter

4           ~~(2)~~   Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this  
5                   Chapter

6           ~~(3)~~   Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter

7           ~~(2)~~ ~~(4)~~ Railroad right-of-way, not including storage tracks, yards, or buildings

8           ~~(3)~~ ~~(5)~~ Signs as provided for in ARTICLE VI of this Chapter.

9           ~~(6)~~   Urban farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this  
10                  Chapter

11          ~~(7)~~   Urban garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this  
12                  Chapter

13                   **DIVISION 7. R6 HIGH DENSITY RESIDENTIAL DISTRICT**

14       **Sec. 61-8-118. By-right other uses.**

15           (1)    Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this  
16                   Chapter

17           ~~(2)~~   Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this  
18                   Chapter

19           ~~(3)~~   Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this  
20                  Chapter

21           ~~(2)~~ ~~(4)~~ Railroad right-of-way, not including storage tracks, yards, or buildings

22           ~~(3)~~ ~~(5)~~ Signs as provided for in ARTICLE VI of this Chapter.

23           ~~(6)~~   Urban farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this  
24                  Chapter

1       ~~(7)~~ Urban garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

2               Chapter

## 3               **ARTICLE IX. BUSINESS ZONING DISTRICTS**

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### 4               **DIVISION 2. B1 RESTRICTED BUSINESS DISTRICT**

#### 5               **Sec. 61-9-18. By-right other uses.**

6               (1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this

7               Chapter

8               ~~(2)~~ Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

9               Chapter

10              ~~(3)~~ Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

11              Chapter

12              ~~(2)~~ ~~(4)~~ Railroad right-of-way, not including storage tracks, yards, or buildings

13              ~~(3)~~ ~~(5)~~ Signs as provided for in ARTICLE VI of this Chapter.

14              ~~(6)~~ Urban farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

15              Chapter

16              ~~(7)~~ Urban garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

17              Chapter

### 18              **DIVISION 3. B2 LOCAL BUSINESS AND RESIDENTIAL DISTRICT**

#### 19              **Sec. 61-9-36. By-right retail, service, and commercial uses.**

20              (1) Animal-grooming shop

21              (2) Art gallery

22              (3) Automated Teller Machine not accessory to another use on the same zoning lot,  
23              which is stand-alone, without drive-up or drive-through facilities



- (4) Bake shop, retail
- (5) Bank without drive-up or drive-through facilities
- (6) Barber or beauty shop
- (7) Customer service center without drive-up or drive-through facilities
- (8) Dry cleaning, laundry, or laundromat
- ~~(9) Greenhouse or nursery with stock for retail sales~~
- ~~(10)~~ (9) Medical or dental clinic, physical therapy clinic, or massage therapy clinic
- ~~(11)~~ (10) Nail salon
- ~~(12)~~ (11) Office, business or professional
- ~~(13)~~ (12) Parking lots or parking areas for operable private passenger vehicles
- ~~(14)~~ (13) Parking structure
- ~~(15)~~ (14) Pet shop
- ~~(16)~~ (15) Radio, television, or household appliance repair shop
- ~~(17)~~ (16) Retail sales and personal service in business and professional offices
- ~~(18)~~ (17) Retail sales and personal service in multiple-residential structures
- ~~(19)~~ (18) School or studio of dance, gymnastics, music, art, or cooking
- ~~(20)~~ (19) Shoe repair shop
- ~~(21)~~ (20) Stores of a generally recognized retail nature whose primary business is the sale  
of new merchandise
- ~~(22)~~ (21) Veterinary clinic for small animals

**Sec. 61-9-38. By-right other uses.**

- (1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this  
Chapter.
- (2) Farmers market as defined in ARTICLE XVI, DIVISION 2, Subdivision G of this

1                   Chapter

2           ~~(3)~~   Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

3                   Chapter

4           ~~(4)~~   Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

5                   Chapter

6           ~~(2)~~ ~~(5)~~ Railroad right-of-way, not including storage tracks, yards, or buildings

7           ~~(3)~~ ~~(6)~~ Signs as provided for in ARTICLE VI of this Chapter.

8           ~~(7)~~   Urban farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

9                   Chapter

10          ~~(8)~~   Urban garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

11                  Chapter

12                               **DIVISION 4. B3 SHOPPING DISTRICT**

13       **Sec. 61-9-58. By-right other uses.**

14           (1)   Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this  
15                   Chapter.

16           ~~(2)~~   Farmers market as defined in ARTICLE XVI, DIVISION 2, Subdivision G of this  
17                   Chapter

18           ~~(3)~~   Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this  
19                   Chapter

20           ~~(4)~~   Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this  
21                   Chapter

22           ~~(2)~~ ~~(5)~~ Signs as provided for in ARTICLE VI of this Chapter.

23           ~~(6)~~   Urban farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this  
24                   Chapter

1           ~~(7) Urban garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this~~

2           Chapter

3       **Sec. 61-9-62. Conditional retail, service, and commercial uses.**

4           (1) Arcade

5           (2) Automated Teller Machine not accessory to another use on the same zoning lot,  
6           which is stand-alone, with drive-up or drive-through facilities

7           (3) Bank with drive-up or drive-through facilities

8           (4) Business college or commercial trade school

9           (5) Cabaret

10          (6) Customer service center with drive-up or drive-through facilities

11          (7) Dance hall, public

12          (8) Establishment for the sale of beer or intoxicating liquor for consumption on the  
13          premises

14          (9) Financial services center

15          (10) Firearms dealership

16          (11) Firearms target practice range, indoor

17          (12) Food stamp distribution center

18          ~~(13) Greenhouse or nursery with stock for retail sales~~

19          ~~(14)~~ (13) Hotel

20          ~~(15)~~ (14) Mortuary or funeral home

21          ~~(16)~~ (15) Motel

22          ~~(17)~~ (16) Motor vehicle filling station

23          ~~(18)~~ (17) Motor vehicles, new or used, salesroom or sales lot

24          ~~(19)~~ (18) Plasma donation center

- ~~(20)~~ (19) Pool or billiard hall
- ~~(21)~~ (20) Private club, lodge, or similar use
- ~~(22)~~ (21) Restaurant, carry-out or fast-food
- ~~(23)~~ (22) Restaurant, standard with drive-up or drive-through facilities
- ~~(24)~~ (23) Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment

## **DIVISION 5. B4 GENERAL BUSINESS DISTRICT**

### **Sec. 61-9-76. By-right retail, service, and commercial uses.**

- (1) Animal-grooming shop
- (2) Art gallery
- (3) Assembly hall
- (4) Automated Teller Machine not accessory to another use on the same zoning lot, which is stand-alone, without drive-up or drive-through facilities
- (5) Bake shop, retail
- (6) Bank without drive-up or drive-through facilities
- (7) Barber or beauty shop
- (8) Brewpub or microbrewery or small distillery, inside the Central Business District
- (9) Business college or commercial trade school
- (10) Cabaret, inside the Central Business District
- (11) Customer service center without drive-up or drive-through facilities
- (12) Dance hall, public, inside the Central Business District
- (13) Dry cleaning, laundry, or laundromat
- (14) Establishment for the sale of beer or intoxicating liquor for consumption on the premises, inside the Central Business District

- 1        ~~(15)~~ ~~Greenhouse or nursery with stock for retail sales~~
- 2        ~~(16)~~ (15) Hotel, inside the Central Business District
- 3        ~~(17)~~ (16) Medical or dental clinic, physical therapy clinic, or massage therapy clinic
- 4        ~~(18)~~ (17) Mortuary or funeral home
- 5        ~~(19)~~ (18) Motor vehicles, new, salesroom or sales lots
- 6        ~~(20)~~ (19) Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new
- 7        motor vehicles
- 8        ~~(21)~~ (20) Nail salon
- 9        ~~(22)~~ (21) Office, business or professional
- 10       ~~(23)~~ (22) Parking lots or parking areas for operable private passenger vehicles, except as
- 11       restricted by Sec. 61-12-219 of this Code
- 12       ~~(24)~~ (23) Parking structure
- 13       ~~(25)~~ (24) Pet shop
- 14       ~~(26)~~ (25) Private club, lodge, or similar use
- 15       ~~(27)~~ (26) Radio or television station
- 16       ~~(28)~~ (27) Radio, television, or household appliance repair shop, except such use shall not
- 17       be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
- 18       ~~(29)~~ (28) Recreation, indoor commercial and health club
- 19       ~~(30)~~ (29) Recording studio or photo studio or video studio, no assembly hall
- 20       ~~(31)~~ (30) Restaurant, carry-out or fast-food, where located in a multi-story building and
- 21       integrated into a mixed use or multi-tenant development, and without drive-up or
- 22       drive-through facilities
- 23       ~~(32)~~ (31) Restaurant, standard without drive-up or drive-through facilities
- 24       ~~(33)~~ (32) Retail sales and personal service in business and professional offices

- ~~(34)~~ ~~(33)~~ Retail sales and personal service in multiple-residential structures
- ~~(35)~~ ~~(34)~~ School or studio of dance, gymnastics, music, art, or cooking
- ~~(36)~~ ~~(35)~~ Shoe repair shop
- ~~(37)~~ ~~(36)~~ Stores of a generally recognized retail nature whose primary business is the sale of new merchandise with or without drive-up or drive-through facilities
- ~~(38)~~ ~~(37)~~ Veterinary clinic for small animals

**Sec. 61-9-78. By-right other uses.**

- (1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this Chapter.
- ~~(2)~~ Farmers market as defined in ARTICLE XVI, DIVISION 2, Subdivision G of this Chapter
- ~~(3)~~ Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter
- ~~(4)~~ Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter
- ~~(2)~~ ~~(5)~~ Marinas
- ~~(3)~~ ~~(6)~~ Railroad right-of-way, not including storage tracks, yards, or buildings
- ~~(4)~~ ~~(7)~~ Signs as provided for in ARTICLE VI of this Chapter.
- ~~(8)~~ Urban farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter
- ~~(9)~~ Urban garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter

**Sec. 61-9-84. Conditional other uses.**

- (1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this

Chapter.

~~(2)~~ Aquaculture as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

Chapter

~~(3)~~ Aquaponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

Chapter

~~(4)~~ Hydroponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

Chapter

~~(2)~~ ~~(5)~~ Signs as provided for in ARTICLE VI of this Chapter.

~~(3)~~ ~~(6)~~ Telecommunications building, private

## **DIVISION 6. B5 MAJOR BUSINESS DISTRICT**

### **Sec. 61-9-104. Conditional other uses.**

~~(1)~~ Aquaculture as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

Chapter

~~(2)~~ Aquaponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

Chapter

~~(3)~~ Farmers market as defined in ARTICLE XVI, DIVISION 2, Subdivision G of this

Chapter

~~(4)~~ Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

Chapter

~~(4)~~ ~~(5)~~ Heliports

~~(6)~~ Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

Chapter

~~(7)~~ Hydroponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

Chapter

~~(2)~~ (8) Signs as provided for in ARTICLE VI of this Chapter.

~~(9)~~ Urban farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

Chapter

~~(10)~~ Urban garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

Chapter

## **DIVISION 7. B6 GENERAL SERVICES DISTRICT**

### **Sec. 61-9-116. By-right retail, service, and commercial uses.**

(1) Assembly hall

(2) Art gallery

(3) Automated Teller Machine not accessory to another use on the same zoning lot,  
which is stand-alone

(4) Bake shop, retail

(5) Bank

(6) Barber or beauty shop

(7) Brewpub or microbrewery or small distillery, inside the Central Business District

(8) Business college or commercial trade school

(9) Cabaret, inside the Central Business District

(10) Customer service center

(11) Dance hall, public, inside the Central Business District

(12) Dry cleaning, laundry, or laundromat

(13) Employee recruitment center

(14) Establishment for the sale of beer or intoxicating liquor for consumption on the  
premises, inside the Central Business District

(15) Financial services center



- 1           (16) Food stamp distribution center
- 2           ~~(17)~~ ~~Greenhouse or nursery with stock for retail sales~~
- 3           ~~(18)~~ ~~(17)~~ Hotel, inside the Central Business District
- 4           ~~(19)~~ ~~(18)~~ Kennel, commercial
- 5           ~~(20)~~ ~~(19)~~ Medical or dental clinic, physical therapy clinic, or massage therapy clinic
- 6           ~~(21)~~ ~~(20)~~ Mortuary or funeral home
- 7           ~~(22)~~ ~~(21)~~ Motor vehicle filling station as provided for in Sec. 61-12-182(2) of this Code
- 8           ~~(23)~~ ~~(22)~~ Motor vehicle services, minor
- 9           ~~(24)~~ ~~(23)~~ Motor vehicle washing and steam cleaning
- 10          ~~(25)~~ ~~(24)~~ Motor vehicles, new or used, salesroom or sales lots
- 11          ~~(26)~~ ~~(25)~~ Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new
- 12               motor vehicles
- 13          ~~(27)~~ ~~(26)~~ Nail salon
- 14          ~~(28)~~ ~~(27)~~ Office, business or professional
- 15          ~~(29)~~ ~~(28)~~ Parking lots or parking areas for operable private passenger vehicles
- 16          ~~(30)~~ ~~(29)~~ Parking structure
- 17          ~~(31)~~ ~~(30)~~ Pet shop
- 18          ~~(32)~~ ~~(31)~~ Pool or billiard hall
- 19          ~~(33)~~ ~~(32)~~ Private club, lodge, or similar use
- 20          ~~(34)~~ ~~(33)~~ Produce or food markets, wholesale
- 21          ~~(35)~~ ~~(34)~~ Radio or television station
- 22          ~~(36)~~ ~~(35)~~ Radio, television, or household appliance repair shop
- 23          ~~(37)~~ ~~(36)~~ Recording studio or photo studio or video studio, no assembly hall
- 24          ~~(38)~~ ~~(37)~~ Recreation, indoor commercial and health club

~~(39)~~ (38) Rental hall

~~(40)~~ ~~(39)~~ Restaurant, carry-out or fast-food with or without drive-up or drive-through facilities

~~(41)~~ (40) Restaurant, standard

~~(42)~~ (41) Retail sales and personal service in business and professional offices

~~(43)~~ (42) Shoe repair shop

~~(44)~~ (43) Storage or killing of poultry or small game for direct, retail sale on the premises or for wholesale trade

~~(45)~~ (44) Stores of a generally recognized retail nature whose primary business is the sale of new merchandise with or without drive-up or drive-through facilities

~~(46)~~ (45) Tattoo and/or piercing parlor

~~(47)~~ (46) Taxicab dispatch and/or storage facility

~~(48)~~ (47) Trailer coaches or boat sale or rental, open air display

~~(49)~~ (48) Trailers, utility, or cement mixers, pneumatic-tired, sales, rental or service; moving truck/trailer rental lots

**Sec. 61-9-117. By-right manufacturing and industrial uses.**

- (1) Bailing of waste paper or rags
- (2) Blueprinting shop
- (3) Cold storage plant
- (4) Confection manufacture
- (5) Containerized freight yard
- (6) Contractor yard, landscape or construction
- ~~(6)~~ (7) Food catering establishment
- ~~(7)~~ (8) General: Low-impact manufacturing or processing as defined in Sec. 61-16-124 of

1 this Code

2 ~~(8) Greenhouse or nursery, wholesale sales only, including landscape contractors~~

3 (9) Ice manufacture

4 (10) Lumber yard

5 (11) Railroad transfer or storage tracks

6 (12) Research or testing laboratory

7 (13) Trade services, general

8 (14) Trucking terminals, transfer buildings, truck garages, recreational vehicle storage lots,  
9 and open areas for the parking of operable commercial vehicles, other than  
10 limousines and taxicabs, semi-trailers, and/or buses

11 (15) Vending machine commissary

12 (16) Wholesaling, warehousing, storage buildings, or public storage houses

## 13 **DIVISION 7. B6 GENERAL SERVICES DISTRICT**

### 14 **Sec. 61-9-118. By-right other uses.**

15 (1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this  
16 Chapter.

17 ~~(2) Aquaculture as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this~~  
18 ~~Chapter~~

19 ~~(3) Aquaponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this~~  
20 ~~Chapter~~

21 ~~(4) Farmers market as defined in ARTICLE XVI, DIVISION 2, Subdivision G of this~~  
22 ~~Chapter~~

23 ~~(5) Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this~~  
24 ~~Chapter~~

~~(6)~~ Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

Chapter

~~(7)~~ Hydroponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

Chapter

~~(2)~~ ~~(8)~~ Railroad right-of-way, not including storage tracks, yards, or buildings

~~(3)~~ ~~(9)~~ Signs as provided for in ARTICLE VI of this Chapter.

~~(4)~~ ~~(10)~~ Telecommunications building, private

~~(5)~~ ~~(11)~~ Tunnel or bridge plaza and terminal, vehicular

~~(12)~~ Urban farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

Chapter

~~(13)~~ Urban garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

Chapter

## **ARTICLE X. INDUSTRIAL ZONING DISTRICTS**

### **DIVISION 2. M1 LIMITED INDUSTRIAL DISTRICT**

#### **Sec. 61-10-16. By-right retail, service, and commercial uses.**

(1) Animal-grooming shop

(2) Arcade

(3) Art gallery

(4) Assembly hall

(5) Automated Teller Machine not accessory to another use on the same zoning lot,  
which is stand-alone

(6) Bake shop, retail

(7) Bank without drive-up or drive-through facilities

(8) Barber or beauty shop

- 1 (9) Brewpub or microbrewery or small distillery, subject to Sec. 61-12-158(4) of this  
2 Code
- 3 (10) Business college or commercial trade school
- 4 (11) Customer service center
- 5 (12) Dry cleaning, laundry, or laundromat
- 6 (13) Employee recruitment center
- 7 (14) Financial services center without drive-up or drive-through facilities
- 8 (15) Food stamp distribution center
- 9 (16) Go-cart track
- 10 (17) Golf course, miniature
- 11 ~~(18) Greenhouse or nursery with stock for retail sales~~
- 12 ~~(19)~~ (18) Kennel, commercial
- 13 ~~(20)~~ (19) Medical or dental clinic, physical therapy clinic, or massage therapy clinic
- 14 ~~(21)~~ (20) Mortuary or funeral home
- 15 ~~(22)~~ (21) Motor vehicle filling station as provided for in Sec. 61-12-182(2) of this Code
- 16 ~~(23)~~ (22) Motor vehicle services, minor
- 17 ~~(24)~~ (23) Motor vehicle washing and steam cleaning
- 18 ~~(25)~~ (24) Motor vehicles, new or used, salesroom or sales lot
- 19 ~~(26)~~ (25) Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new  
20 motor vehicles
- 21 ~~(27)~~ (26) Nail salon
- 22 ~~(28)~~ (27) Office, business or professional
- 23 ~~(29)~~ (28) Parking lots or parking areas for operable private passenger vehicles
- 24 ~~(30)~~ (29) Parking structure

- 1        ~~(31)~~    (30) Pet shop
- 2        ~~(32)~~    (31) Pool or billiard hall
- 3        ~~(33)~~    (32) Printing or engraving shops
- 4        ~~(34)~~    (33) Private club, lodge, or similar use
- 5        ~~(35)~~    (34) Produce or food markets, wholesale
- 6        ~~(36)~~    (35) Radio or television station
- 7        ~~(37)~~    (36) Radio, television, or household appliance repair shop
- 8        ~~(38)~~    (37) Rebound tumbling center
- 9        ~~(39)~~    (38) Recording studio or photo studio or video studio, no assembly hall
- 10       ~~(40)~~    (39) Recreation, indoor commercial and health club
- 11       ~~(41)~~    (40) Rental hall
- 12       ~~(42)~~    (41) Restaurant, standard
- 13       ~~(43)~~    (42) Retail sales and personal service in business and professional offices
- 14       ~~(44)~~    (43) School or studio of dance, gymnastics, music, art, or cooking
- 15       ~~(45)~~    (44) Shoe repair shop
- 16       ~~(46)~~    (45) Stores of a generally recognized retail nature whose primary business is the sale
- 17                      of new merchandise
- 18       ~~(47)~~    (46) Tattoo and/or piercing parlor
- 19       ~~(48)~~    (47) Taxicab dispatch and/or storage facility
- 20       ~~(49)~~    (48) Theater and concert café, excluding drive-in theaters
- 21       ~~(50)~~    (49) Trailer coaches or boat sale or rental, open air display
- 22       ~~(51)~~    (50) Trailers, utility, or cement mixers, pneumatic-tired, sales, rental or service;
- 23                      moving truck/trailer rental lots
- 24       ~~(52)~~    (51) Veterinary clinic for small animals

1       **Sec. 61-10-17. By-right manufacturing and industrial uses.**

- 2           (1)    Blueprinting shop
- 3           ~~(2)    Contractor yard, landscape or construction~~
- 4           ~~(2) (3)~~ Food catering establishment
- 5           (2)    ~~(3)    Greenhouse or nursery, wholesale sales only, including landscape contractors~~
- 6           (4)    Jewelry manufacture
- 7           (5)    Lumber yard
- 8           (6)    Newspaper, daily, publishing or printing
- 9           (7)    Research or testing laboratory
- 10          (8)    Trade services, general
- 11          (9)    Vending machine commissary
- 12          (10)   Wholesaling, warehousing, storage buildings, or public storage houses

13       **Sec. 61-10-18. By-right other uses.**

- 14          (1)    Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this
- 15               Chapter.
- 16          ~~(2)    Aquaculture as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this~~
- 17               ~~Chapter~~
- 18          ~~(3)    Aquaponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this~~
- 19               ~~Chapter~~
- 20          ~~(4)    Farmers market as defined in ARTICLE XVI, DIVISION 2, Subdivision G of this~~
- 21               ~~Chapter~~
- 22          ~~(5)    Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this~~
- 23               ~~Chapter~~
- 24          ~~(6)    Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this~~

1                    Chapter

2                    ~~(7) Hydroponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this~~

3                    Chapter

4                    ~~(2) (8) Passenger transportation terminal~~

5                    ~~(3) (9) Railroad right-of-way, not including storage tracks, yards, or buildings~~

6                    ~~(4) (10) Signs as provided for in ARTICLE VI of this Chapter.~~

7                    ~~(5) (11) Telecommunications building, private~~

8                    **Sec. 61-10-24. Conditional other uses.**

9                    (1) Aircraft landing areas for winged aircraft

10                   (2) Ferry terminal

11                   (3) Signs as provided for in ARTICLE VI of this Chapter.

12                   ~~(4) Urban farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this~~

13                   Chapter

14                   ~~(5) Urban garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this~~

15                   Chapter

16                   **DIVISION 3. M2 RESTRICTED INDUSTRIAL DISTRICT**

17                   **Sec. 61-10-36. By-right retail, service, and commercial uses.**

18                   (1) Animal-grooming shop

19                   (2) Arcade

20                   (3) Art gallery

21                   (4) Assembly hall

22                   (5) Automated Teller Machine not accessory to another use on the same zoning lot,

23                   which is stand-alone

24                   (6) Bake shop, retail



- 1 (7) Bank
- 2 (8) Barber or beauty shop
- 3 (9) Brewpub or microbrewery or small distillery, subject to Sec. 61-12-158(4)
- 4 (10) Business college or commercial trade school
- 5 (11) Customer service center
- 6 (12) Dry cleaning, laundry, or laundromat
- 7 (13) Employee recruitment center
- 8 (14) Financial services center
- 9 (15) Food stamp distribution center
- 10 (16) Go-cart track
- 11 (17) Golf course, miniature
- 12 ~~(18) Greenhouse or nursery with stock for retail sales~~
- 13 ~~(19)~~ (18) Kennel, commercial
- 14 ~~(20)~~ (19) Medical or dental clinic, physical therapy clinic, or massage therapy clinic
- 15 ~~(21)~~ (20) Mortuary or funeral home
- 16 ~~(22)~~ (21) Motor vehicle filling station as provided for in Sec. 61-12-182(2) of this Code
- 17 ~~(23)~~ (22) Motor vehicle services, minor
- 18 ~~(24)~~ (23) Motor vehicle washing and steam cleaning
- 19 ~~(25)~~ (24) Motor vehicles, new or used, salesroom or sales lot
- 20 ~~(26)~~ (25) Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new
- 21 motor vehicles
- 22 ~~(27)~~ (26) Motorcycles, retail sales, rental or service
- 23 ~~(28)~~ (27) Nail salon
- 24 ~~(29)~~ (28) Office, business or professional

- 1        ~~(30)~~ (29) Parking lots or parking areas for operable private passenger vehicles
- 2        ~~(31)~~ (30) Parking structure
- 3        ~~(32)~~ (31) Pet shop
- 4        ~~(33)~~ (32) Pool or billiard hall
- 5        ~~(34)~~ (33) Printing or engraving shops
- 6        ~~(35)~~ (34) Private club, lodge, or similar use
- 7        ~~(36)~~ (35) Produce or food markets, wholesale
- 8        ~~(37)~~ (36) Radio or television station
- 9        ~~(38)~~ (37) Radio, television, or household appliance repair shop
- 10       ~~(39)~~ (38) Rebound tumbling center
- 11       ~~(40)~~ (39) Recording studio or photo studio or video studio, no assembly hall
- 12       ~~(41)~~ (40) Recreation, indoor commercial and health club
- 13       ~~(42)~~ (41) Rental hall
- 14       ~~(43)~~ (42) Restaurant, carry-out or fast-food with or without drive-up or drive-through
- 15               facilities
- 16       ~~(44)~~ (43) Restaurant, standard
- 17       ~~(45)~~ (44) Retail sales and personal service in business and professional offices
- 18       ~~(46)~~ (45) School or studio or dance, gymnastics, music, art, or cooking
- 19       ~~(47)~~ (46) Shoe repair shop
- 20       ~~(48)~~ (47) Stores of a generally recognized retail nature whose primary business is the sale
- 21               of new merchandise
- 22       ~~(49)~~ (48) Tattoo and/or piercing parlor
- 23       ~~(50)~~ (49) Taxicab dispatch and/or storage facility
- 24       ~~(51)~~ (50) Theater and concert café, excluding drive-in theaters

~~(52)~~ (51) Trailer coaches or boat sale or rental, open air display

~~(53)~~ (52) Trailers, utility, or cement mixers, pneumatic-tired, sales, rental, or service;  
moving truck/trailer rental lots

~~(54)~~ (53) Veterinary clinic for small animals

**Sec. 61-10-37. By-right manufacturing and industrial uses.**

(1) Bailing of waste paper or rags

(2) Blueprinting shop

(3) Boiler repairing

(4) Cold storage plant

(5) Confection manufacture

(6) Containerized freight yard

~~(7)~~ Contractor yard, landscape or construction

~~(7)~~ (8) Dental products, surgical, or optical goods manufacture

~~(8)~~ (9) Food catering establishment

~~(9)~~ (10) General: Low/medium-impact manufacturing or processing as defined in Sec. 61-  
16-124 of this Code

~~(10)~~ (11) General: Low-impact manufacturing or processing as defined in Sec. 61-16-124 of  
this Code

~~(7)~~ ~~(11)~~ ~~Greenhouse or nursery, wholesale sales only, including landscape contractors~~

(12) (12) Ice manufacture

(13) Jewelry manufacture

(8) Laundry, industrial

(9) Lithographing and sign shops

(10) Lumber yard

- 1 (11) Newspaper, daily, publishing or printing
- 2 (12) Railroad transfer or storage tracks
- 3 (13) Research or testing laboratory
- 4 (14) Tank storage of bulk oil or gasoline
- 5 (15) Toiletries or cosmetic manufacturing
- 6 (16) Tool sharpening or grinding
- 7 (17) Tool, die, and gauge manufacturing, small items
- 8 (18) Trade services, general
- 9 (19) Trucking terminals, transfer buildings, truck garages, recreational vehicle storage lots,
- 10 and open areas for the parking of operable commercial vehicles, other than
- 11 limousines and taxicabs, semi-trailers, and/or buses
- 12 (20) Vending machine commissary
- 13 (21) Wearing apparel manufacturing
- 14 (22) Wholesaling, warehousing, storage buildings, or public storage houses

15 **Sec. 61-10-38. By-right other uses.**

- 16 (1) Aircraft landing areas for winged aircraft
- 17 (2) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this
- 18 Chapter-
- 19 ~~(3) Aquaculture as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this~~
- 20 ~~Chapter~~
- 21 ~~(4) Aquaponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this~~
- 22 ~~Chapter~~
- 23 ~~(5) Farmers market as defined in ARTICLE XVI, DIVISION 2, Subdivision G of this~~
- 24 ~~Chapter~~

1        ~~(6)~~ Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

2                Chapter

3        ~~(7)~~ Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

4                Chapter

5        ~~(8)~~ Hydroponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

6                Chapter

7        ~~(3)~~ ~~(9)~~ Passenger transportation terminal

8        ~~(4)~~ ~~(10)~~ Railroad right-of-way, not including storage tracks, yards, or buildings

9        ~~(5)~~ ~~(11)~~ Signs as provided for in ARTICLE VI of this Chapter.

10       ~~(6)~~ ~~(12)~~ Telecommunications building, private

11        **Sec. 61-10-44. Conditional other uses.**

12            (1) Ferry terminal

13            (2) Heliports

14            (3) Signs as provided for in ARTICLE VI of this Chapter-

15        ~~(4)~~ Urban farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

16                Chapter

17        ~~(5)~~ Urban garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

18        Chapter

19                    **DIVISION 4. M3 GENERAL INDUSTRIAL DISTRICT**

20        **Sec. 61-10-56. By-right retail, service, and commercial uses.**

21            (1) Animal-grooming shop

22            (2) Arcade

23            (3) Art gallery

24            (4) Assembly hall

- 1 (5) Automated Teller Machine not accessory to another use on the same zoning lot,
- 2 which is stand-alone
- 3 (6) Bake shop, retail
- 4 (7) Bank
- 5 (8) Barber or beauty shop
- 6 (9) Brewpub or microbrewery or small distillery, subject to Sec. 61-12-158(4)
- 7 (10) Business college or commercial trade school
- 8 (11) Customer service center
- 9 (12) Dry cleaning, laundry, or laundromat
- 10 (13) Employee recruitment center
- 11 (14) Financial services center
- 12 (15) Food stamp distribution center
- 13 (16) Go-cart track
- 14 (17) Golf course, miniature
- 15 ~~(18) Greenhouse or nursery with stock for retail sales~~
- 16 ~~(19)~~ (18) Kennel, commercial
- 17 ~~(20)~~ (19) Medical or dental clinic, physical therapy clinic, or massage therapy clinic
- 18 ~~(21)~~ (20) Mortuary or funeral home
- 19 ~~(22)~~ (21) Motor vehicle filling station as provided for in Sec. 61-12-182(2) of this Code
- 20 ~~(23)~~ (22) Motor vehicle services, minor
- 21 ~~(24)~~ (23) Motor vehicle washing and steam cleaning
- 22 ~~(25)~~ (24) Motor vehicles, new or used, salesroom or sales lot
- 23 ~~(26)~~ (25) Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new
- 24 motor vehicles

- 1        ~~(27)~~ (26) Motorcycles, retail sales, rental or service
- 2        ~~(28)~~ (27) Nail salon
- 3        ~~(29)~~ (28) Office, business or professional
- 4        ~~(30)~~ (29) Parking lots or parking areas for operable private passenger vehicles
- 5        ~~(31)~~ (30) Parking structure
- 6        ~~(32)~~ (31) Pet shop
- 7        ~~(33)~~ (32) Pool or billiard hall
- 8        ~~(34)~~ (33) Printing or engraving shops
- 9        ~~(35)~~ (34) Private club, lodge, or similar use
- 10       ~~(36)~~ (35) Produce or food markets, wholesale
- 11       ~~(37)~~ (36) Radio or television station
- 12       ~~(38)~~ (37) Radio, television, or household appliance repair shop
- 13       ~~(39)~~ (38) Rebound tumbling center
- 14       ~~(40)~~ (39) Recording studio or photo studio or video studio, no assembly hall
- 15       ~~(41)~~ (40) Recreation, indoor commercial and health club
- 16       ~~(42)~~ (41) Rental hall
- 17       ~~(43)~~ (42) Restaurant, carry-out or fast-food with or without drive-up or drive-through
- 18       facilities
- 19       ~~(44)~~ (43) Restaurant, standard
- 20       ~~(45)~~ (44) Retail sales and personal service in business and professional offices
- 21       ~~(46)~~ (45) School or studio of dance, gymnastics, music, art, or cooking
- 22       ~~(47)~~ ~~REPEALED~~
- 23       ~~(48)~~ (46) Shoe repair shop

- ~~(49)~~ (47) Stores of a generally recognized retail nature whose primary business is the sale  
of new merchandise
- ~~(50)~~ (48) Tattoo and/or piercing parlor
- ~~(51)~~ (49) Taxicab dispatch and/or storage facility
- ~~(52)~~ (50) Theater and concert café, excluding drive-in theaters
- ~~(53)~~ (51) Trailer coaches or boat sale or rental, open air display
- ~~(54)~~ (52) Trailers, utility, or cement mixers, pneumatic-tired, sales, rental or service;  
moving truck/trailer rental lots
- ~~(55)~~ (53) Veterinary clinic for small animals

**Sec. 61-10-57. By-right manufacturing and industrial uses.**

- (1) Bailing of waste paper or rags
- (2) Blueprinting shop
- (3) Boiler repairing
- (4) Chemical materials blending or compounding but not involving chemicals  
manufacturing
- (5) Cold storage plant
- (6) Confection manufacture
- (7) Construction equipment, agricultural implements, and other heavy equipment repair  
or service
- (8) Containerized freight yard
- (9) Contractor yard, landscape or construction
- ~~(9)~~ (10) Dental products, surgical, or optical goods manufacture
- ~~(10)~~ (11) Food catering establishment



~~(11)~~ (12) General: High/medium-impact manufacturing or processing as defined in Sec. 61-16-102 of this Code

~~(12)~~ (13) General: Low/medium-impact manufacturing or processing as defined in Sec. 61-16-124 of this Code

~~(13)~~ (14) General: Low-impact manufacturing or processing as defined in Sec. 61-16-124 of this Code

(9) ~~(14) — Greenhouse or nursery, wholesale sales only, including landscape contractors~~

(14) (15) Ice manufacture

(16) Jewelry manufacture

(17) Laundry, industrial

(18) Lithographing and sign shops

(19) Lumber yard

(20) Machine shop

(21) Newspaper, daily, publishing or printing

(22) Railroad transfer or storage tracks

(23) Research or testing laboratory

(24) Steel warehousing

(25) Tank storage of bulk oil or gasoline

(26) Toiletries or cosmetic manufacturing

(27) Tool sharpening or grinding

(28) Tool, die, and gauge manufacturing, small items

(29) Trade services, general

(30) Trucking terminals, transfer buildings, truck garages, recreational vehicle storage lots, and open areas for the parking of operable commercial vehicles, other than limousines and taxicabs, semi-trailers, and/or buses

(31) Vending machine commissary

(32) Wearing apparel manufacturing

(33) Welding shops

(34) Wholesaling, warehousing, storage buildings, or public storage houses

**Sec. 61-10-58. By-right other uses.**

(1) Aircraft landing areas for winged aircraft

(2) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this Chapter-

~~(3) Aquaculture as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter~~

~~(4) Aquaponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter~~

~~(5) Farmers market as defined in ARTICLE XVI, DIVISION 2, Subdivision G of this Chapter~~

~~(6) Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter~~

~~(7) Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter~~

~~(8) Hydroponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter~~

~~(3)~~ (9) Marinas

~~(4)~~ ~~(10)~~ Passenger transportation terminal

~~(5)~~ ~~(11)~~ Railroad right-of-way, not including storage tracks, yards, or buildings

~~(6)~~ ~~(12)~~ Signs as provided for in ARTICLE VI of this Chapter.

~~(7)~~ ~~(13)~~ Telecommunications building, private

**Sec. 61-10-64. Conditional other uses.**

(1) Boat or ship yard: construction, repair, maintenance, dry dock

(2) Docks, waterway shipping/freighters

(3) Ferry terminal

(4) Heliports

(5) Signs as provided for in ARTICLE VI of this Chapter:-

~~(6)~~ Urban farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter

~~(7)~~ Urban garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter

**DIVISION 5. M4 INTENSIVE INDUSTRIAL DISTRICT**

**Sec. 61-10-76. By-right retail, service, and commercial uses.**

(1) Animal-grooming shop

(2) Arcade

(3) Art gallery

(4) Assembly hall

(5) Automated Teller Machine not accessory to another use on the same zoning lot,  
which is stand-alone

(6) Bake shop, retail

(7) Bank

- 1 (8) Barber or beauty shop
- 2 (9) Brewpub or microbrewery or small distillery, subject to Sec. 61-12-158(4)
- 3 (10) Business college or commercial trade school
- 4 (11) Customer service center
- 5 (12) Dry cleaning, laundry, or laundromat
- 6 (13) Employee recruitment center
- 7 (14) Financial services center
- 8 (15) Food stamp distribution center
- 9 (16) Go-cart track
- 10 (17) Golf course, miniature
- 11 ~~(18) Greenhouse or nursery with stock for retail sales~~
- 12 ~~(19)~~ (18) Kennel, commercial
- 13 ~~(20)~~ (19) Medical or dental clinic, physical therapy clinic, or massage therapy clinic
- 14 ~~(21)~~ (20) Mortuary or funeral home
- 15 ~~(22)~~ (21) Motor vehicle filling station as provided for in Sec. 61-12-182(2) of this Code
- 16 ~~(23)~~ (22) Motor vehicle services, minor
- 17 ~~(24)~~ (23) Motor vehicle washing and steam cleaning
- 18 ~~(25)~~ (24) Motor vehicles, new or used, salesroom or sales lot
- 19 ~~(26)~~ (25) Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new
- 20 motor vehicles
- 21 ~~(27)~~ (26) Motorcycles, retail sales, rental or service
- 22 ~~(28)~~ (27) Nail salon
- 23 ~~(29)~~ (28) Office, business or professional
- 24 ~~(30)~~ (29) Parking lots or parking areas for operable private passenger vehicles

1	<del>(31)</del> <u>(30)</u> Parking structure
2	<del>(32)</del> <u>(31)</u> Pet shop
3	<del>(33)</del> <u>(32)</u> Pool or billiard hall
4	<del>(34)</del> <u>(33)</u> Printing or engraving shops
5	<del>(35)</del> <u>(34)</u> Private club, lodge, or similar use
6	<del>(36)</del> <u>(35)</u> Produce or food markets, wholesale
7	<del>(37)</del> <u>(36)</u> Radio or television station
8	<del>(38)</del> <u>(37)</u> Radio, television, or household appliance repair shop
9	<del>(39)</del> <u>(38)</u> Rebound tumbling center
10	<del>(40)</del> <u>(39)</u> Recording studio or photo studio or video studio, no assembly hall
11	<del>(41)</del> <u>(40)</u> Recreation, indoor commercial and health club
12	<del>(42)</del> <u>(41)</u> Rental hall
13	<del>(43)</del> <u>(42)</u> Restaurant, carry-out or fast-food with or without drive-up or drive-through
14	facilities
15	<del>(44)</del> <u>(43)</u> Restaurant, standard
16	<del>(45)</del> <u>(44)</u> Retail sales and personal service in business and professional offices
17	<del>(46)</del> <u>(45)</u> School or studio of dance, gymnastics, music, art, or cooking
18	<del>(47)</del> <u>(46)</u> Shoe repair shop
19	<del>(48)</del> <u>(47)</u> Stores of a generally recognized retail nature whose primary business is the sale
20	of new merchandise
21	<del>(49)</del> <u>(48)</u> Tattoo and/or piercing parlor
22	<del>(50)</del> <u>(49)</u> Taxicab dispatch and/or storage facility
23	<del>(51)</del> <u>(50)</u> Theater and concert café, excluding drive-in theaters
24	<del>(52)</del> <u>(51)</u> Trailer coaches or boat sale or rental, open air display

~~(53)~~ (52) Trailers, utility, or cement mixers, pneumatic-tired, sales, rental or service;  
moving truck/trailer rental lots

~~(54)~~ (53) Veterinary clinic for small animals)

**Sec. 61-10-77. By-right manufacturing and industrial uses.**

(1) Bailing of waste paper or rags

(2) Blueprinting shop

(3) Boiler repairing

(4) Chemical materials blending or compounding but not involving chemicals  
manufacturing

(5) Cold storage plant

(6) Confection manufacture

(7) Construction equipment, agricultural implements, and other heavy equipment repair  
or service

(8) Containerized freight yard

~~(9)~~ Contractor yard, landscape or construction

~~(9)~~ (10) Dental products, surgical, or optical goods manufacture

~~(10)~~ (11) Elevators, grain

~~(11)~~ (12) Feed or grain mill

~~(12)~~ (13) Food catering establishment

~~(13)~~ (14) General: High/medium-impact manufacturing or processing as defined in Sec. 61-  
16-102 of this Code

~~(14)~~ (15) General: High-impact manufacturing or processing as defined in Sec. 61-16-102 of  
this Code.

~~(15)~~ (16) General: Low/medium-impact manufacturing or processing as defined in Sec. 61-16-124 of this Code

~~(16)~~ (17) General: Low-impact manufacturing or processing as defined in Sec. 61-16-124 of this Code

~~(17) Greenhouse or nursery, wholesale sales only, including landscape contractors~~

(18) (18) Ice manufacture

(19) Jewelry manufacture

(20) Laundry, industrial

(21) Lithographing and sign shops

(22) Lumber yard

(23) Machine shop

(24) Newspaper, daily, publishing or printing

(25) Outdoor operations of permitted land uses specified in the Manufacturing and Production use category, Sec. 61-12-62 of this Code, and as specified in the Warehouse and Freight Movement use category, Sec. 61-12-63 of this Code

(26) Outdoor storage yards

(27) Railroad transfer or storage tracks

(28) Research or testing laboratory

(29) Sewage disposal plant

(30) Steel warehousing

(31) Tank storage of bulk oil or gasoline

(32) Toiletries or cosmetic manufacturing

(33) Tool sharpening or grinding

(34) Tool, die, and gauge manufacturing, small items

(35) Trade services, general

(36) Trucking terminals, transfer buildings, truck garages, recreational vehicle storage lots,  
and open areas for the parking of operable trucks

(37) Vending machine commissary

(38) Wearing apparel manufacturing

(39) Welding shops

(40) Wholesaling, warehousing, storage buildings, or public storage houses

**Sec. 61-10-78. By-right other uses.**

(1) Adult use/sexually oriented business, as provided in Sec. 61-3-344 of this Code

(2) Aircraft landing areas for winged aircraft

(3) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this  
Chapter-

~~(4) Aquaculture as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this  
Chapter~~

~~(5) Aquaponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this  
Chapter~~

~~(4) (6) Boat or ship yard, construction, repair, maintenance, dry dock~~

~~(5) (7) Boat terminal, passenger~~

~~(6) (8) Docks, waterway shipping/freighters~~

~~(9) Farmers market as defined in ARTICLE XVI, DIVISION 2, Subdivision G of this  
Chapter~~

~~(10) Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this  
Chapter~~

~~(11) Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this~~



1                    Chapter

2                    ~~(12) Hydroponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this~~

3                    Chapter

4                    ~~(7) (13) Marinas~~

5                    ~~(8) (14) Passenger transportation terminal~~

6                    ~~(9) (15) Railroad right-of-way, not including storage tracks, yards, or buildings~~

7                    ~~(10) (16) Signs as provided for in ARTICLE VI of this Chapter-~~

8                    ~~(11) (17) Telecommunications building, private~~

9                    **Sec. 61-10-84. Conditional other uses.**

10                    (1)     Ferry terminal

11                    (2)     Heliports

12                    (3)     Signs as provided for in ARTICLE VI of this Chapter

13                    ~~(4)     Urban farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this~~

14                    Chapter

15                    ~~(5) Urban garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this~~

16                    Chapter

17                    **DIVISION 6. M5 SPECIAL INDUSTRIAL DISTRICT**

18                    **Sec. 61-10-97. By-right manufacturing and industrial uses.**

19                    (1)     Bailing of waste paper or rags

20                    (2)     Blueprinting shop

21                    (3)     Boiler repairing

22                    (4)     Chemical materials blending or compounding but not involving chemicals  
23                    manufacturing

24                    (5)     Cold storage plant

- 1 (6) Confection manufacture
- 2 (7) Construction equipment, agricultural implements, and other heavy equipment repair
- 3 or service
- 4 (8) Containerized freight yard
- 5 ~~(9) Contractor yard, landscape or construction~~
- 6 ~~(9)~~ (10) Dental products, surgical, or optical goods manufacture
- 7 ~~(10)~~ (11) Elevators, grain
- 8 ~~(11)~~ (12) Feed or grain mill
- 9 ~~(12)~~ (13) Food catering establishment
- 10 ~~(13)~~ (14) General: High/medium-impact manufacturing or processing as defined in Sec. 61-
- 11 16-102 of this Code
- 12 ~~(14)~~ (15) General: High-impact manufacturing or processing as defined in Sec. 61-16-102 of
- 13 this Code-
- 14 ~~(15)~~ (16) General: Low/medium-impact manufacturing or processing as defined in Sec. 61-
- 15 16-124 of this Code
- 16 ~~(16)~~ (17) General: Low-impact manufacturing or processing as defined in Sec. 61-16-124 of
- 17 this Code
- 18 ~~(17) Greenhouse or nursery, wholesale sales only, including landscape contractors~~
- 19 (18) (18) Ice manufacture
- 20 (19) Intermodal freight terminal
- 21 (20) Jewelry manufacture
- 22 (21) Laundry, industrial
- 23 (22) Lithographing and sign shops
- 24 (23) Lumber yard

- 1           (24) Machine shop
- 2           (25) Newspaper, daily, publishing or printing
- 3           (26) Outdoor operations of permitted land uses specified in the Manufacturing and
- 4                 Production use category, Sec. 61-12-62 of this Code, and as specified in the
- 5                 Warehouse and Freight Movement use category, Sec. 61-12-63 of this Code
- 6           (27) Outdoor storage yards
- 7           (28) Railroad transfer or storage tracks
- 8           (29) Research or testing laboratory
- 9           (30) Sewage disposal plant
- 10          (31) Steel warehousing
- 11          (32) Tank storage of bulk oil or gasoline
- 12          (33) Toiletries or cosmetic manufacturing
- 13          (34) Tool sharpening or grinding
- 14          (35) Tool, die, and gauge manufacturing, small items
- 15          (36) Trade services, general
- 16          (37) Trucking terminals, transfer buildings, truck garages, recreational vehicle storage lots,
- 17                 and open areas for the parking of operable commercial vehicles, other than
- 18                 limousines and taxicabs, semi-trailers, and/or buses
- 19          (38) Vending machine commissary
- 20          (39) Wearing apparel manufacturing
- 21          (40) Welding shops
- 22          (41) Wholesaling, warehousing, storage buildings, or public storage houses

23       **Sec. 61-10-98. By-right other uses.**

- 24           (1) Adult use/sexually oriented business, as provided in Sec. 61-3-344 of this Code

(2) Aircraft landing areas for winged aircraft

(3) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this Chapter-

~~(4)~~ Aquaculture as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter

~~(5)~~ Aquaponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter

~~(4)~~ ~~(6)~~ Boat or ship yard, construction, repair, maintenance, dry dock

~~(5)~~ ~~(7)~~ Boat terminal, passenger

~~(6)~~ ~~(8)~~ Docks, waterway shipping/freighters

~~(9)~~ Farmers market as defined in ARTICLE XVI, DIVISION 2, Subdivision G of this Chapter

~~(10)~~ Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter

~~(11)~~ Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter

~~(12)~~ Hydroponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter

~~(7)~~ (13) Marinas

~~(8)~~ (14) Railroad right-of-way, not including storage tracks, yards, or buildings

~~(9)~~ (15) Signs as provided for in ARTICLE VI of this Chapter-

~~(10)~~ (16) Telecommunications building, private

#### **Sec. 61-10-104. Conditional other uses.**

(1) Ferry terminal

(2) Heliports

(3) Signs as provided for in ARTICLE VI of this Chapter;

(4) Urban farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter

(5) Urban garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter

## **ARTICLE XI. SPECIAL PURPOSE ZONING DISTRICTS AND OVERLAY AREAS**

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### **DIVISION 2. PD PLANNED DEVELOPMENT DISTRICT**

#### **Sec. 61-11-11. Description.**

This district will permit planned developments throughout the City and will be particularly useful in urban renewal areas. Such planned developments shall be substantially in accord with the goals and objectives of the Master Plan, by having a major land use that corresponds to the most general category of land use, which are Residential, ~~Public/Civic/Institutional,~~ ~~Retail/Service/Commercial~~ and Local Services, ~~Manufacturing and Industrial,~~ Mixed Use, Parks and Open Space, and Other, proposed in the Master Plan for the area involved. Such planned developments shall provide a desirable environment for the uses proposed and shall not be out of harmony with their general surroundings. The regulations of the district are designed to accomplish this by permitting flexibility in overall development while ensuring adequate safeguards and standards for public health, safety, convenience, and general welfare and, where applicable, encouraging historic preservation. Developers in both private and urban renewal areas are advised to confer with the Planning and Development Department or the City Planning Commission before investing large amounts of time and energy in preparing plans and proposals. The review and approval procedures for developments on land zoned PD

are specified in ARTICLE III, DIVISION 4 of this Chapter.

## **DIVISION 4. PC PUBLIC CENTER DISTRICT**

### **Sec. 61-11-74. Conditional other uses.**

(1) Farmers market as defined in ARTICLE XVI, DIVISION 2, Subdivision G of this

Chapter

~~(1)~~ (2) Heliports

~~(2)~~ (3) Signs as provided for in ARTICLE VI of this Chapter.

## **DIVISION 5. PCA PUBLIC CENTER ADJACENT DISTRICT**

### **(RESTRICTED CENTRAL BUSINESS DISTRICT)**

### **Sec. 61-11-94. Conditional other uses.**

(1) Farmers market as defined in ARTICLE XVI, DIVISION 2, Subdivision G of this

Chapter

~~(1)~~ (2) Passenger transportation terminal

~~(2)~~ (3) Signs as provided for in ARTICLE VI of this Chapter.

## **DIVISION 6. TM TRANSITIONAL-INDUSTRIAL DISTRICT**

### **Sec. 61-11-106. By-right retail, service, and commercial uses.**

(1) Animal-grooming shop

(2) Arcade

(3) Assembly hall

(4) Automated Teller Machine not accessory to another use on the same zoning lot,  
which is stand-alone

(5) Bake shop, retail

(6) Bank

(7) Barber or beauty shop

- 1           (8)    Brewpub or microbrewery or small distillery, subject to ~~Subsection~~ Sec. 61-12-158(4)  
2               ~~[Sec. 61-12-158(4)]~~
- 3           (9)    Business college or commercial trade school
- 4           (10)   Customer service center
- 5           (11)   Dry cleaning, laundry, or laundromat
- 6           (12)   Employee recruitment center
- 7           (13)   Financial services center
- 8           (14)   Food stamp distribution center
- 9           (15)   Go-cart track
- 10          (16)   Golf course, miniature
- 11          ~~(17) — Greenhouse or nursery with stock for retail sales~~
- 12          ~~(18)~~   ~~(17)~~ Kennel, commercial
- 13          ~~(19)~~   ~~(18)~~ Medical or dental clinic, physical therapy clinic, or massage therapy clinic
- 14          ~~(20)~~   ~~(19)~~ Mortuary or funeral home
- 15          ~~(21)~~   ~~(20)~~ Motor vehicle filling station as provided for in Sec. 61-12-182(2) of this Code
- 16          ~~(22)~~   ~~(21)~~ Motor vehicle services, minor
- 17          ~~(23)~~   ~~(22)~~ Motor vehicle washing and steam cleaning
- 18          ~~(24)~~   ~~(23)~~ Motor vehicles, new or used, salesroom or sales lots
- 19          ~~(25)~~   ~~(24)~~ Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new  
20               motor vehicles
- 21          ~~(26)~~   ~~(25)~~ Motorcycles, retail sales, rental or service
- 22          ~~(27)~~   ~~(26)~~ Nail salon
- 23          ~~(28)~~   ~~(27)~~ Office, business or professional
- 24          ~~(29)~~   ~~(28)~~ Parking lots or parking areas for operable private passenger vehicles

- 1        ~~(30)~~ (29) Parking structure
- 2        ~~(31)~~ (30) Pet shop
- 3        ~~(32)~~ (31) Pool or billiard hall
- 4        ~~(33)~~ (32) Printing or engraving shops
- 5        ~~(34)~~ (33) Private club, lodge, or similar use
- 6        ~~(35)~~ (34) Produce or food markets, wholesale
- 7        ~~(36)~~ (35) Radio or television station
- 8        ~~(37)~~ (36) Radio, television, or household appliance repair shop
- 9        ~~(38)~~ (37) Rebound tumbling center
- 10       ~~(39)~~ (38) Recording studio or photo studio or video studio, no assembly hall
- 11       ~~(40)~~ (39) Recreation, indoor commercial and health club
- 12       ~~(41)~~ (40) Rental hall
- 13       ~~(42)~~ (41) Restaurant, carry-out or fast-food
- 14       ~~(43)~~ (42) Restaurant, standard
- 15       ~~(44)~~ (43) Retail sales and service in business and professional offices
- 16       ~~(45)~~ (44) Shoe repair shop
- 17       ~~(46)~~ (45) Stores of a generally recognized retail nature whose primary business is the sale
- 18       of new merchandise
- 19       ~~(47)~~ (46) Tattoo and/or piercing parlor
- 20       ~~(48)~~ (47) Taxicab dispatch and/or storage facility
- 21       ~~(49)~~ (48) Theater and concert café, excluding drive-in theaters
- 22       ~~(50)~~ (49) Trailer coaches or boat sale or rental, open air display
- 23       ~~(51)~~ (50) Trailers, utility, or cement mixers, pneumatic-tired, sales, rental or service;
- 24       moving truck/trailer rental lots



~~(52)~~ (51) Veterinary clinic for small animals

**Sec. 61-11-107. By-right manufacturing and industrial uses.**

(1) Bailing of waste paper or rags

(2) Blueprinting shop

(3) Chemical materials blending or compounding but not involving chemicals manufacturing

(4) Cold storage plant

(5) Confection manufacture

(6) Construction equipment, agricultural implements, and other heavy equipment repair or service

(7) Containerized freight yard

~~(8)~~ (9) Contractor yard, landscape or construction

~~(8)~~ (9) Dental products, surgical, or optical goods manufacture

~~(9)~~ (10) Food catering establishment

~~(10)~~ (11) General: High/medium-impact manufacturing or processing as defined in Sec. 61-16-102 of this Code

~~(11)~~ (12) General: Low/medium-impact manufacturing or processing as defined in Sec. 61-16-124 of this Code

~~(12)~~ (13) General: Low-impact manufacturing or processing as defined in Sec. 61-16-124 of this Code

~~(8)~~ ~~(13)~~ ~~Greenhouse or nursery, wholesale sales only, including landscape contractors~~

(14) Ice manufacture

(15) (15) Jewelry manufacture

(16) Laundry, industrial

- (17) Lithographing and sign shops
- (18) Lumber yard
- (19) Newspaper, daily, publishing or printing
- (20) Railroad transfer or storage tracks
- (21) Research or testing laboratory
- (22) Steel warehousing
- (23) Tank storage of bulk oil or gasoline
- (24) Toiletries or cosmetic manufacturing
- (25) Tool sharpening or grinding
- (26) Tool, die, and gauge manufacturing, small items
- (27) Trade services, general
- (28) Trucking terminals, transfer buildings, truck garages, recreational vehicle storage lots,  
and open areas for the parking of operable trucks
- (29) Vending machine commissary
- (30) Wearing apparel manufacturing
- (31) Wholesaling, warehousing, storage buildings, or public storage houses

**Sec. 61-11-108. By-right other uses.**

- (1) Aircraft landing areas for winged aircraft
- (2) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this  
Chapter
- ~~(3) Aquaculture as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this  
Chapter~~
- ~~(4) Aquaponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this  
Chapter~~

1       ~~(5)~~ Farmers market as defined in ARTICLE XVI, DIVISION 2, Subdivision G of this

2               Chapter

3       ~~(6)~~ Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

4               Chapter

5       ~~(7)~~ Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

6               Chapter

7       ~~(8)~~ Hydroponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

8               Chapter

9       ~~(3)~~ ~~(9)~~ Passenger transportation terminal

10      ~~(4)~~ (10) Railroad right-of-way, not including storage tracks, yards, or buildings

11      ~~(5)~~ (11) Signs as provided for in ARTICLE VI of this Chapter.

12      ~~(6)~~ (12) Telecommunications building, private

13       **Sec. 61-11-114. Conditional other uses.**

14           (1) All those uses permitted by right in the TM district having one (1) acre or more of  
15               lot area

16           (2) Heliports

17      ~~(3)~~ Urban farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

18               Chapter

19      ~~(4)~~ Urban garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

20               Chapter

21               **DIVISION 9. SD1—SPECIAL DEVELOPMENT DISTRICT,**  
22               **RESIDENTIAL/COMMERCIAL**

23       **Sec. 61-11-168. By-right other uses.**

24           (1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this

Chapter-

~~(2) Farmers market as defined in ARTICLE XVI, DIVISION 2, Subdivision G of this~~

~~Chapter~~

~~(2) (3) Marinas~~

~~(3) (4) Signs as provided for in ARTICLE VI of this Chapter.~~

**Sec. 61-11-174. Conditional other uses.**

(1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this

Chapter-

~~(2) Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this~~

~~Chapter~~

~~(3) Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this~~

~~Chapter~~

~~(2) (4) Signs as provided for in ARTICLE VI of this Chapter.~~

~~(5) Urban farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this~~

~~Chapter~~

~~(6) Urban garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this~~

~~Chapter~~

**DIVISION 10. SD2—SPECIAL DEVELOPMENT DISTRICT,**

**COMMERCIAL/RESIDENTIAL**

**Sec. 61-11-188. By-right other uses.**

(1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this

Chapter-

~~(2) Farmers market as defined in ARTICLE XVI, DIVISION 2, Subdivision G of this~~

~~Chapter~~

~~(2)~~ ~~(3)~~ Signs as provided for in ARTICLE VI of this Chapter.

**Sec. 61-11-194. Conditional other uses.**

~~(1)~~ Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

Chapter

~~(4)~~ ~~(2)~~ Heliports

~~(3)~~ Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

Chapter

~~(2)~~ ~~(4)~~ Passenger transportation terminal

~~(3)~~ ~~(5)~~ Signs as provided for in ARTICLE VI of this Chapter.

~~(6)~~ Urban farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

Chapter

~~(7)~~ Urban garden as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

Chapter

**DIVISION 11. SD3—SPECIAL DEVELOPMENT DISTRICT,**

**TECHNOLOGY AND RESEARCH**

**Sec. 61-11-204. Conditional uses.**

~~(1)~~ ~~None~~ Aquaculture as provided for in ARTICLE XII, DIVISION 3, Subdivision H  
of this Chapter

~~(2)~~ Aquaponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

Chapter

~~(3)~~ Greenhouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

Chapter

~~(4)~~ Hoophouse as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

Chapter

1       ~~(5)~~   Hydroponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

2               Chapter

3       ~~(6)~~   Urban farm as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

4               Chapter

5                   **DIVISION 12. SD4—SPECIAL DEVELOPMENT DISTRICT,**  
6                               **RIVERFRONT MIXED USE**

7       **Sec. 61-11-230. Conditional other uses.**

8       ~~(1)~~   Aquaculture as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

9               Chapter

10      ~~(2)~~   Aquaponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

11              Chapter

12      ~~(1)~~ ~~(3)~~ Boat terminal, passenger.

13      ~~(2)~~ ~~(4)~~ Docks or wharves, waterway shipping/freighters

14      ~~(5)~~   Farmers market as defined in ARTICLE XVI, DIVISION 2, Subdivision G of this

15              Chapter

16      ~~(3)~~ ~~(6)~~ Heliport as regulated by Sec. 61-12-341 of this Code and ARTICLE XIV,

17              DIVISION 6 of this Chapter-

18      ~~(7)~~   Hydroponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this

19              Chapter

20      ~~(4)~~ ~~(8)~~ Signs as provided for in ARTICLE VI of this Chapter-

1

## ARTICLE XII. USE REGULATIONS

2

### DIVISION 1. USE TABLE

Use Category	Specific Land Use	Residential						Business						Industrial					Special and Overlay										Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)			
		R	R	R	R	R	R	B	B	B	B	B	B	M	M	M	M	M	P	P	P	P	T	P	W	S	S	S		S	S	
		1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	D	1	C	A	M	R	1	D	D	D		D	D	
Subdivision D. Retail, Service and Commercial Uses																																
Sec. 61-12-50  Retail sales and service; sales-oriented.	Stores of a generally recognized retail nature whose primary business is the sale of new merchandise								R	R	R	C/R	R	R	R	R	R		L			R	R			C	R		R		Sec. 61-11-248	
	Art gallery								R	R	R	R	R	R	R	R	R		L							C	R					
	Bake shop, retail								R	R	R	R	R	R	R	R	R		L			R	R			C	R		R		Sec. 61-12-156	
	Firearms dealership									C	C	C	C	C	C	C	C		L												Sec. 61-12-163	
	Fireworks sales															C	C		L												Sec. 61-12-165	
	Greenhouse or nursery with stock for retail sales								R	C	R		R	R	R	R	R		L				R								Sec. 61-12-168	
	Motor vehicles, new, salesroom or sales lots									C	R	R	R	R	R	R	R		L			C	R						C		Sec. 61-12-212; Sec. 61-12-407	
	Motor vehicles, used, salesroom or sales lots									C	C		R	R	R	R	R		L				R						C		Sec. 61-12-213; Sec. 61-12-407	
	Motorcycles, retail sales, rental or service										C			C	R	R	R		L				R								P; Sec. 61-12-217	

Use Category	Specific Land Use	Residential						Business						Industrial					Special and Overlay										Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)		
		R	R	R	R	R	R	B	B	B	B	B	B	M	M	M	M	M	P	P	P	P	T	P	W	S	S	S		S	S
		1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	D	1	C	A	M	R	1	D	D	D		D	D
	Pawnshop										C			C	C	C	C		L				C								P;RU;SPC; GRT; Sec. 61-12-221
	Pet shop								R	R	R	R	R	R	R	R	R		L				R								Sec. 61-12- 222
	Produce or food markets, wholesale												R	R	R	R	R		L				R								
	Secondhand stores and secondhand jewelry stores										C	C	C	C	C	C	C		L			C	C								RU SPC; Sec. 61-12-233
	Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment								C	C	C	C	C	C	C	C	C		L			C				C	C		C		CU; P; SPC; Sec. 61-12-234
	Storage or killing of poultry or small game for direct, retail sale on the premises or for wholesale trade													R					L												Sec. 61-12- 235
	Trailer coaches or boat sale or rental, open air display										C		R	R	R	R	R		L				R								GRT
	Trailers, utility, or cement mixers, pneumatic-tired, sales, rental, or service; moving truck/trailer rental lots										C		R	R	R	R	R		L				R								
	All other										C	C	C	C	C	C	C		L				C						C		
Subdivision E. Manufacturing and Industrial Uses																															
Sec. 61-12-61 Industrial service.	Blueprinting shop								C		R	R	R	R	R	R	R	R	L				R	R					C		Sec. 61-12- 253
	Boiler repairing													C	R	R	R	R	L												
	Construction equipment, agricultural implements, and other heavy equipment repair or service														C	R	R	R	L				R								



Use Category	Specific Land Use	Residential						Business						Industrial					Special and Overlay										Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)		
		R	R	R	R	R	R	B	B	B	B	B	B	M	M	M	M	M	P	P	P	P	T	P	W	S	S	S		S	S
		1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	D	1	C	A	M	R	1	D	D	D		D	D
	Contractor yard, landscape or construction												R	R	R	R	R	R	L				R								
	Greenhouse or nursery, wholesale sales only, including landscape contractors												R	R	R	R	R	R	L				R								
	Junkyard																C	C	L					C						SWFRC; Sec. 61-12-261	
	Laundry, industrial													C	R	R	R	R	L				R								
	Lumber yard												R	R	R	R	R	R	L				R							Sec. 61-12-263	
	Machine shop													C	R	R	R	R	L												
	Outdoor storage yard															C	R	R	L											Sec. 61-12-264	
	(Repealed)																														
	Research facilities																		L								R				
	Tires, used; sales and/or service												C	C	C	C	C	C	L				C							Sec. 61-12-271	
	Tool sharpening or grinding													C	R	R	R	R	L				R							Sec. 61-12-406	
	Towing service storage yard													C	C	C	C	C	L				C							Sec. 61-12-273	
	Trade services, general							C		R	R	R	R	R	R	R	R	R	L				R							Sec. 61-12-274; ENV	
	Truck stops												C			C	C	C	L											Sec. 61-12-409	
	Used auto parts sales																C	C	L											Sec. 61-12-277	

Use Category	Specific Land Use	Residential						Business						Industrial					Special and Overlay										Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)		
		R	R	R	R	R	R	B	B	B	B	B	B	M	M	M	M	M	P	P	P	P	T	P	W	S	S	S		S	S
		1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	D	1	C	A	M	R	1	D	D	D		D	D
	Welding shops													C	R	R	R	L													
	All other															C	C	L													
Subdivision F. Other Uses																															
Sec. 61-12-77 Agricultural Uses	Aquaculture										C	C	R	R	R	R	R	L				R					C	C			
	Aquaponics										C	C	R	R	R	R	R	L				R					C	C			
	Farmers market	*	*	*	*	*	*	*	R	R	R	C	R	R	R	R	R	L	*	C	C	R	*			R	R		C		*As accessory use only as provided in Sec. 61-12-411
	Greenhouse	C	C	C	R	R	R	R	R	R	R	C	R	R	R	R	R	L				R				C	C	C			
	Hoophouse	C	C	C	R	R	R	R	R	R	R	C	R	R	R	R	R	L				R				C	C	C			
	Hydroponics											C	C	R	R	R	R	R	L				R					C	C		

Use Category	Specific Land Use	Residential						Business						Industrial					Special and Overlay										Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)		
		R	R	R	R	R	R	B	B	B	B	B	B	M	M	M	M	M	P	P	P	P	T	P	W	S	S	S		S	S
		1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	D	1	C	C	A	M	R	1	D	D		D	D
	<u>Urban farm (including orchard and tree farm when principal use)</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>C</u>	<u>R</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>L</u>					<u>C</u>			<u>C</u>	<u>C</u>	<u>C</u>			
	<u>Urban garden</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>C</u>	<u>R</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>L</u>					<u>C</u>			<u>C</u>	<u>C</u>				

1 **DIVISION 3. SPECIFIC USE STANDARDS**

2 **Subdivision C. Retail, Service, and Commercial Uses; Generally**

3 **Sec. 61-12-168. Repealed Greenhouses or nurseries with stock for retail**  
4 **sales.**

5 ~~Outdoor display and sale of merchandise at greenhouses or nurseries with stock for retail~~  
6 ~~sales shall be allowed only where all soil and other loose materials are enclosed or in containers.~~  
7 ~~Greenhouses may be permitted as an accessory use in schools. (Repealed.)~~

8 **Secs. 61-12-322–61-12-340 61-12-325. Reserved.**

9 **Subdivision H. ~~Other Uses—Miscellaneous~~ Other Uses—Urban agriculture**

10 **Sec. 61-12-326. Farm products and uses; prohibited.**

11 The following farm products are prohibited from being produced on an urban garden or  
12 urban farm:

13 (1) Farm animals, as described in Chapter 6 of the Detroit City Code

14 (2) Prohibited tree species (Sec. 61-14-204) and any other plants prohibited under  
15 Chapter 57 of this Code or otherwise deemed injurious or invasive by the Forestry  
16 Division of the General Services Department

17 (3) Oats, wheat, and rye, (in order to prevent rodents) except when used as a winter  
18 cover crop and not grown to full maturity

19 **Sec. 61-12-327. Sale of farm products.**

20 Sale of farm products grown or produced at urban gardens and urban farms is allowed as  
21 an accessory use at a farm stand located on the property of the urban garden or urban farm  
22 from which the farm product is grown or produced as defined in Sec. 61-16-81. Sale of farm  
23 products grown or produced at urban gardens and urban farms is also allowed at farmers  
24 markets as defined in Sec. 61-16-81 and subject to the provisions of Sec. 61-12-77, or directly

1 to public or private entities, retail or wholesale.

2 **Sec. 61-12-328. Trash storage.**

3 Trash containers shall be located to the rear of the property unless the Department of  
4 Public Works determines that another location creates less impact on the adjacent properties.

5 **Sec. 61-12-329. Setback and height requirements.**

6 (a) Buildings and structures related to agricultural uses must comply with the accessory  
7 structure setback and height requirements in ARTICLE XIII, Division 1 of this Chapter, with  
8 the exception of rear yard requirements.

9 (b) Cultivation must comply with the following additional setback requirements:

10 (1) Crop areas must be set back at least five (5) feet from all property lines. The  
11 required setback must be covered with ground plants, which may include grasses  
12 (including native species and ornamental grasses).

13 (2) Orchards and tree farms shall be set back at least fifteen (15) feet from the lot line of  
14 any lot developed with a residential, public/civic/institutional, retail/service/com-  
15 mercial, or manufacturing/industrial land use.

16 **Sec. 61-12-330. Lighting.**

17 Lighting, if provided, shall be shielded so that all directly emitted light falls within the  
18 property.

19 **Sec. 61-12-331. Signage.**

20 All signs are subject to ARTICLE VI of this Chapter.

21 **Sec. 61-12-332. Notice to abutting property owners and/or occupants.**

22 All urban gardens permitted on a conditional use basis and all urban farms shall provide  
23 each abutting property owner or occupant, and/or the first nearest property owner or occupant  
24 of an occupied dwelling or business, written notice of the garden or farm owner's or owner's

1 agent's name, address, and telephone number for the urban garden or urban farm, no less than  
2 thirty (30) days prior to the start of any agricultural development or site preparation. The  
3 notice shall include a description of the planned agricultural use.

4 **Sec. 61-12-333. Property maintenance.**

5 (a) The property shall be maintained free of high grass (with the exception of purposely  
6 cultivated native species, which shall be allowed), weeds, or debris. Dead garden plants shall be  
7 removed regularly, and in any instance, no later than November 30th of each year.

8 (b) Plants from cultivated areas shall be prevented from encroaching onto adjacent  
9 properties or onto the public right-of-way.

10 (c) The property shall generally be maintained in an orderly and neat condition.

11 **Sec. 61-12-334. Drainage.**

12 The property shall be maintained so as to prevent the free flow of stormwater, irrigation  
13 water, chemicals, dirt, or mud across or onto adjacent lots, properties, public streets, or alleys.

14 **Sec. 61-12-335. Nuisance; general.**

15 Agricultural uses shall not be detrimental to the physical environment or to public health  
16 and general welfare by reason of excessive production of noise, smoke, fumes, vibrations, or  
17 odors. All operating equipment, such as fans, shall be located or buffered so as to prevent  
18 unreasonably high noise levels at any point on the property boundary.

19 **Sec. 61-12-336. Motorized and other equipment; storage; noise; hours of**  
20 **operation.**

21 (a) Tools, supplies, and machinery shall be stored in an enclosed structure or removed  
22 from the property daily. All chemicals and fuels shall be stored off the ground, in an enclosed,  
23 locked structure when the site is unattended.

24 (b) Motorized equipment within a residential zoning district or residential planned

development district shall be restricted to hours beginning at 8:00 A.M. and ending at 8:00 P.M.  
Equipment, such as fans, necessary for the operation of greenhouses is exempted from this  
provision.

**Sec. 61-12-337. Restroom facilities.**

If temporary restroom facilities are provided on site, they shall be screened on at least three  
(3) sides from public view by an opaque impact-resistant fence of sufficient height to screen the  
facility.

**Sec. 61-12-338. Compost.**

Compost, as defined in Sec. 61-16-53 of this Code, must be located as close as is  
practicable to the rear crop setback (five (5) feet from the property line) and at least twenty (20)  
feet from the nearest principal residential structure.

**Sec. 61-12-339. Compliance with other regulations.**

Agricultural uses shall comply with all applicable local, state, and federal regulations.

**Sec. 61-12-340. Reserved.**

**Subdivision I. Other Uses—Miscellaneous.**

[Sec. 61-12-341 and Sec. 61-12-342]

**Secs. 61-12-343–61-12-350. Reserved.**

**DIVISION 5. ACCESSORY USES AND STRUCTURES**

**Subdivision C. Specific Accessory Use Standards.**

**Sec. 61-12-411. Farmers markets.**

Farmers markets are permitted as an accessory use where located on the same zoning lot as  
religious institutions, schools, outdoor recreation facilities, and non-profit neighborhood  
centers.

1       **Sec. 61-12-412. Urban garden.**

2           Only the following accessory uses and structures are permitted on an urban garden. All  
3       accessory structures are subject to the provisions of ARTICLE XII, Division 5, and also  
4       require a building permit where applicable.

5           (1)   Greenhouses

6           (2)   Farm stands

7           (3)   Hoophouses or high tunnels, and similar structures used to extend the growing  
8               season

9           (4)   Signs; subject to the provisions in ARTICLE VI

10          (5)   Benches, bike racks, raised/accessible planting beds, compost bins, picnic tables,  
11               garden art, rainwater catchment system

12          (6)   Tool sheds and shade pavilions

13          (7)   Garages

14       **Sec. 61-12-413. Urban farm.**

15           Only the following accessory uses and structures are permitted on an urban farm. All  
16       accessory structures are subject to the provisions of ARTICLE XII, Division 5, and also  
17       require a building permit where applicable.

18          (1)   All uses and structures permitted on an urban garden

19          (2)   Aquaculture

20          (3)   Aquaponics

21          (4)   Hydroponics

22          (5)   Barns and/or other buildings for storage

23          (6)   Structures for cold storage and processing

24       **Secs. ~~61-12-411~~ 61-12-414—61-12-420. Reserved.**



# ARTICLE II. ARTICLE XIV. GENERAL DEVELOPMENT STANDARDS

## DIVISION 1. OFF-STREET PARKING, LOADING AND ACCESS

### Subdivision B. Off-Street Parking Schedule "A"

Use Category	Specific Land Use	Off-Street Parking Spaces Required, minimum. (References are to square feet of gross floor area unless otherwise indicated.)	Maximum Distance (feet)
<b>Sec. 61-14-38. Retail, service, and commercial uses.</b>			
Retail, Service and Commercial uses shall provide off-street parking as follows:			
Sec. 61-14-48.  Retail Sales and Service (Sales-Oriented)	Bake Shop	See Schedule B	100
	Firearm's dealership	See Schedule B	100
	<del>Greenhouse or nursery with stock for retail sales</del>	<del>1 per 800 square feet of lot area used for open air sales or display + additional spaces for structures used for retail sales (computed in accordance with Schedule B)</del>	100
	Kennel, commercial	Schedule B	100
	Motor vehicles, new or used, salesroom or sales lot	2 spaces + 1 per 800 square feet of floor area over 1,600 square feet, or 2 spaces + 1 per 2,400 square feet of lot area, whichever is greater	100
	Motorcycles, retail sales, rental or service	2 spaces + 1 per 800 square feet of floor area over 1,600 square feet	100
	Pawnshop	Schedule B	100
	Pet shop	Schedule B	100
	Secondhand stores and secondhand jewelry stores	Schedule B	100
	Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment	Schedule B	100
	Stores of a generally recognized retail nature whose primary business is the sale of new merchandise	Schedule B	100
	Trailer coaches or boat sale or rental, open air display	2 spaces + 1 per 800 square feet of floor area over 1,600 square feet	100
	Trailers, utility, or cement mixers, pneumatic-tired, sales, rental, or service; moving truck/trailer rental lots	2 spaces + 1 per 800 square feet of floor area over 1,600 square feet	100
	All other	See Schedule B	100

Use Category	Specific Land Use	Off-Street Parking Spaces Required, minimum. (References are to square feet of gross floor area unless otherwise indicated.)	Maximum Distance (feet)
<b>Sec. 61-14-51. Manufacturing and industrial uses.</b>			
Manufacturing and Industrial Uses shall provide off-street parking as follows:			
Sec. 61-14-52.  Industrial Service	Blueprinting shop	1 per 800 square feet or 1 per 3 employees (whichever is greater).	100
	<u>Contractor yard, landscape or construction</u>	<u>2 per 3 employees</u>	<u>500</u>
	Crushing, grading and screening of rock, stone, slag, clay or concrete	2 per 3 employees	500
	<del>Greenhouse or nursery with stock for wholesale sales only</del>	<del>2 per 3 employees</del>	<del>500</del>
	Junkyard	2 per 3 employees	same lot
	<del>[Repealed]</del>		
	Towing service storage yard	1 per 2,400 square feet of lot area or 2 per 3 employees, whichever is less	500
	All other	1 per 800 square feet or 1 per 3 employees, whichever is greater	500

## ARTICLE XV. NONCONFORMITIES

### DIVISION 2. NONCONFORMING USES

#### Sec. 61-15-24. Pre-existing Agricultural Operations

(a) An agricultural operation that was present prior to the adoption of this provision and does not conform to this Chapter's development standards for urban agriculture shall be considered a legal non-conforming use for the purposes of scale and type of agricultural use and are subject to the following provisions:

(1) Scale shall be measured by the total square footage of the agricultural operation, including the square footage of structures.

(2) Type is defined by the variety of crop(s) produced.

(3) Requests for non-conforming use status will be reviewed and granted by the City

the owner's authorized agent, or a person with a legal interest in the subject property, such as a purchaser under contract. The City Planning Commission will confirm the presence, scale, and type of agricultural operation on the subject property before granting non-conforming use status.

(4) Legal non-conforming agricultural operations are subject to Article XV, Nonconformities, of this chapter.

(5) Any change in scale or type will cause the non-conforming agricultural operation to lose its legal non-conforming status.

(6) Agricultural uses that are expressly prohibited elsewhere in the Detroit City Code will not be given legal non-conforming status.

(b) Agricultural uses that conform to this chapter's development standards for urban agriculture shall be considered conforming uses and are not subject to this section.

**Secs. 61-15-24 61-15-25–61-15-30. Reserved.**

## **ARTICLE XVI. DEFINITIONS AND RULES OF CONSTRUCTION**

### **DIVISION 2. WORDS AND TERMS DEFINED**

<b>Subdivision B. Letter "A"</b>	
<b>Sec. 61-16-33. Words and terms (An—As).</b>	
Antenna	Any system of wires, poles, rods, reflecting discs, or similar devices, together with any supporting structure, used for the reception and/or transmission of electromagnetic waves.
Antenna - Category A	Television antennas not twenty-eight (28) square feet in area or six (6) feet in dish diameter, customarily though not exclusively erected from residential use, such as microwave-receiving antennas, and dipole "rod and mast" VHF-UHF antennas, hereinafter referred to as "conventional" television antennas
Antenna - Category B	Radio antennas and antenna towers, such as amateur radio antennas for ham/shortwave operations, and fixed-station antennas for business-band radio, citizens band radio, general mobile radio service and two-way radio.
Antenna - Category C	Dish antennas, such as satellite television antennas, also known as satellite

	dishes, earth stations, television receive-only (TVRO) antennas, earth terminals, and earth terminal antennas; other parabolic dish antennas and parabolic reflectors exceeding six (6) feet in diameter including, but not limited to, microwave-receiving antennas and studio-to-transmitter-link (STL) antennas.
Antenna - Category D	Antenna towers and poles exceeding seventy-five (75) feet in height from established grade, customarily though not necessarily housing multiple antennas, such as radio broadcasting towers, television broadcasting towers, microwave antenna towers, studio-to-transmitter links, and other communications, antennas including antennas for cellular telephone systems.
Approach Surfaces	[1] Instrument approach surfaces and non-instrument approach surfaces having a runway at least five thousand (5,000) feet in length; and [2] non-instrument approach surface having a runway with a length of two thousand (2,000) feet or more up to, but not including, five thousand (5,000) feet in length. (See Sec. 61-16-112 and Sec. 61-16-142.)
<u>Aquaculture</u>	<u>The cultivation of marine or freshwater food fish, shellfish, or plants under controlled conditions.</u>
<u>Aquaponics</u>	<u>The integration of aquaculture with hydroponics, in which the waste products from fish are treated and then used to fertilize hydroponically growing plants.</u>
Arcade	A place, premises or establishment or room set aside in a retail or commercial establishment where three (3) or more coin-operated amusement devices are located, defined herein as a machine or device operated by means of the insertion of a coin, token or similar object, for the purpose of amusement or skill and for the playing of which a fee is charged. The term does not include vending machines in which are not incorporated gaming or amusement features, nor coin-operated mechanical music devices; nor mechanical motion picture devices. The definition shall not apply to coin-operated amusement devices owned or leased to establishments that are properly licensed for sale of beer or intoxicating liquor for consumption on the premises.
Arena	An enclosed structure with tiers of seats rising around a sports field, playing court or public exhibition area. Arenas are typically used for sports, entertainment and other public gathering purposes, such as athletic events, concerts, conventions, circuses and conferences.
Ash	The residue from the burning of wood, coal, coke or other combustible materials including incinerator ash and residue.
Assembly (Use Category)	Activities or structures, generally of a commercial nature that draw members of the general public to specific events or shows.  Examples include the following uses: •Assembly hall •Dance hall, public •Private club •Private lodge •Rental hall
Assembly hall	An enclosed place of assembly for the exclusive use of the owners of the facility or by the members of the association or organization controlling the premises. Such facility shall not be available for rental to the general public. Assembly halls are typically accessory to private clubs and private lodges and are located in a non-residential building.
Assessed valuation	Assessed valuation means the assessed valuation in the records of the Assessor of the City of Detroit. With respect to exempt properties for which the assessed valuation is zero, an independent valuation from a reputable source, subject to

	review and acceptance by the Buildings, <del>and</del> Safety Engineering <u>and</u> <u>Environmental</u> Department, may be presented by the owner as the basis for determinations required by this Chapter.
Assisted Living Facility	A residential care facility designed primarily for older people who typically have no serious health problems but who may have chronic or debilitating conditions requiring assistance with daily activities. Permitted services include but are not limited to staff-supervised meals, housekeeping and personal care, medication supervision, and social activities. Both private and shared sleeping rooms may be provided. Facilities providing regular care under supervision of physicians are not considered assisted living facilities.
<b>Subdivision D. Letter “C”</b>	
<b>Sec. 61-16-53. Words and terms (Cn-Cs)</b>	
Coffee House	Any room, place, or building where the serving of coffee is the principal business and where tables and chairs are provided for the use of patrons to play table games and for other similar activities, but where alcoholic beverages are not provided.
Commercial Parking	See Parking, Commercial.
Commercial Vehicle	See Vehicle, Commercial.
Common Area, General	That portion of a site condominium project designed and intended for joint ownership and maintenance by the condominium association as described in the Condominium Master Deed.
Common Area, Limited	That portion of a site condominium project designed and intended for separate ownership, but outside the building setbacks for the zoning district the property is located in as described in the Master Deed.
Community Service (Use Category)	<p>Uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community. Generally, they provide the service on-site or have employees at the site on a regular basis. The service is ongoing, not just for special events. Community Services or facilities that have membership provisions are open to the general public to join at any time, (for instance, any senior citizen could join a senior center). The use may provide special counseling, education, or training of a public, nonprofit or charitable nature.</p> <p>Examples include the following uses:</p> <ul style="list-style-type: none"> <li>•Customs office</li> <li>•Fire or police station, post office, court house and similar public building</li> <li>•Governmental service agency</li> <li>•Neighborhood center, nonprofit</li> <li>•Substance abuse service facility</li> </ul> <p>Private lodges, clubs and private or commercial athletic or health clubs are classified as Retail Sales and Service. Public parks and recreation are classified as Parks and Open Space.</p>
<u>Compost</u>	<u>Relatively stable decomposed organic matter for use in agricultural and other growing practices, usually consisting of materials such as grass, leaves, yard waste, worms, and also including raw and uncooked kitchen food wastes, but specifically excluding bones, meat, fat, grease, oil, raw manure, and milk products.</u>
Concert café.	Any establishment, which provides food with music or entertainment, but does

	not provide alcoholic beverages. Concert cafés shall be regulated the same as "Theaters" for zoning purposes.
Condominium Act	MCL 559.101 <i>et seq.</i> , as amended.
Condominium Master Deed	The document recorded as part of a condominium subdivision to which are attached as exhibits and incorporated by reference the approved bylaws for the condominium subdivision and the condominium subdivision plan.
Condominium Project, Commercial, Office or Industrial	A plan or project consisting of not less than two (2) condominium units if established and approved in conformance with the Condominium Act, MCL 559.101 <i>et seq.</i>
Condominium Subdivision	A division of land on the basis of condominium ownership, pursuant to the Condominium Act and which is not subject to the provisions of the Land Division Act, MCL 560.191 <i>et seq.</i> , as amended. Also known as a site condominium.
Condominium Subdivision Plan	The drawings attached to the Condominium master deed for a condominium subdivision which describe the size, location, area, horizontal and vertical boundaries and volume of each condominium unit contained in the condominium subdivision, as well as the nature, location, and size of common elements.
Condominium Unit	Means that portion of a condominium project or condominium subdivision which is designed and intended for separate ownership and use, as described in the Condominium master deed, regardless of whether it is intended for residential, office, industrial, business, recreational, use as a time-share unit, or any other type of use. The owner of a condominium unit also owns a share of the common elements. The term "condominium unit" shall be equivalent to the term "lot", for purposes of determining compliance of the site condominium subdivision with the provisions of this Zoning Ordinance pertaining to minimum lot size, minimum lot width, and maximum lot coverage.
Conforming Land Uses	"Conforming land uses" mean any land use located in a zoning district where the land use is permitted either by-right or as a Conditional Use and not otherwise prohibited in that district.
Conical Surface	A surface sloping upward and outward to an altitude of one hundred fifty (150) feet above the established heliport elevation at a slope ratio of one to eight beginning at the heliport elevation on the perimeter of a circle of two hundred (200) feet radius centered on each helipad.
Construction Refuse	Waste from building construction, alteration, demolition or repair, and dirt from excavations.
Contractor yard, landscape or construction	A yard used for the outdoor storage of a construction or landscape contractor's vehicles, equipment, and materials, including plant materials and contained soil.
Controlled Uses	Any or the following: [1] Arcades; [2] Specially designated merchant's (SDM) establishments and/or specially designated distributor's (SDD) establishments and [3] pool or billiard halls.
Convalescent, Nursing, or Rest Home	Establishments primarily engaged in the providing in-patient nursing care, other than a private home, where seven (7) or more older adults or disabled persons receives on-going care and supervision. Same as "convalescent home" or "rest home." These are facilities that provide a full range of 24-hour direct medical, nursing, and other health services by registered nurses, licensed practical nurses, and nurses aides prescribed by a resident's physician. They are designed for older adults or disabled persons who need health care supervision, but not hospitalization. Emphasis is on nursing care, but restorative therapies may be provided. Specialized nursing services such as intravenous feeds or medication, tube feeding, injected medication, daily wound care, rehabilitation services, and monitoring of unstable conditions may also be provided.
Council	The word, "Council," means the City Council of the City of Detroit.

## Subdivision G. Letter “F”

### Sec. 61-16-81. Words and terms (Fa-Fg)

Family	<p>[1] One person, or a group of two (2) or more persons living together, and interrelated by bonds of consanguinity, marriage, legal adoption, or guardianship, and occupying the whole or part of a dwelling as a separate housekeeping unit with a common and a single set of culinary facilities. The persons thus constituting a family may also include domestic servants employed solely on the premises. It may also include not more than four (4) foster children provided that the home is licensed as a foster home by the State of Michigan. [2] Two persons, interrelated by bonds of consanguinity, marriage, legal adoption, or guardianship, and one person not so interrelated, occupying the whole or part of a dwelling as a separate housekeeping unit with a common and a single set of culinary facilities. [3] Two persons not interrelated by bonds of consanguinity, marriage, legal adoption, or guardianship, provided that such group lives together and occupies a dwelling as a single housekeeping unit with a single set of culinary facilities, and provided that both members of the group have full access to all portions of the dwelling.</p> <p>A dwelling occupied under the provisions of this definition shall not be operated as a rooming house or an adult foster care home or child caring institution. [See also “functional family”]</p>
Family Day Care Home	<p>A licensed day care center as an accessory use in a residential dwelling unit where at least one (1) but fewer than seven (7) minor children are received for care and supervision for periods of less than twenty-four (24) hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. Family Day Care Home includes a home that gives care to an unrelated minor child for more than four (4) weeks during a calendar year. For the purpose of this definition, “Private Home” means a private residence where the licensee or registrant permanently resides as a member of the household, which residency shall not be contingent upon caring for children. Notwithstanding its status as an accessory use, a family day care home requires a permit. A family day care home may not operate unless also licensed by the Michigan Department of Human Services.</p>
Family, Functional	<p>A group of persons that does not otherwise meet the definition of “family,” living in a dwelling unit as a single housekeeping unit and intended to live together as a group for the indefinite future. This definition shall not include any club, fraternity, hotel, motel, rooming house or any other group of persons whose association is temporary or commercial in nature. (See Sec. 61-12-117 for specific use regulations that may apply to dwelling units occupied by a functional family.)</p>
<u>Farmers Market</u>	<p><u>A pre-designed non-municipally owned or operated area, with or without temporary structures, where vendors and individuals who have raised the vegetables or produce or have taken the same on consignment for retail sale, sell vegetables or produce, flowers, orchard products, locally-produced packaged food products, and/or animal agricultural products.</u></p>
<u>Farm Stand</u>	<p><u>A temporary structure, accessory to an urban garden or urban farm for the display and sale of vegetables or produce, flowers, orchard products, locally-produced</u></p>

	<p>produced on the general property of the urban garden or urban farm upon which the stand is located.</p>
<b>Subdivision H. Letter “G”</b>	
<b>Sec. 61-16-91. Words and terms (Ga-Gm).</b>	
Garage, Private (Accessory to Residential Dwelling Unit)	An accessory building or portion of a principal building not over one (1) story or fifteen (15) feet in height designed or used for the storage of not more than five (5) passenger vehicles or recreational equipment.
Garbage	Putrescible solid waste that consists of rejected food waste being the waste accumulation of animal, fruit or vegetable matter intended for or used as food or utilized for preparation, cooking, dealing in or storing of meat, fish, fowl, fruit or vegetables, and of animal and fowl excrement.
<u>Garden Center</u>	<u>See Greenhouse</u>
Gateway Radial Thoroughfare	Those major radial streets, within and leading to the Central Business District, upon which the Master Plan of Policies has generally proposed a rezoning from B4 (General Business) district to a Special Development zoning district, are hereby designated Gateway Radial Thoroughfares. The five (5) Gateway Radial Thoroughfares are designated as: (1) Woodward Avenue between Euclid Avenue and the Fisher Freeway (I-75); (2) Grand River Avenue between the Edsel Ford Freeway (I-94) and Cass Avenue; (3) Gratiot Avenue between Mount Elliott Avenue and Randolph Street/ Broadway Avenue; (4) Michigan Avenue between the Jeffries Freeway (I-96) and the John C. Lodge Freeway (M-10); and (5) East Jefferson Avenue between Water Works Park (Garland Avenue/Marquette Ave.) and the Chrysler Freeway (I-375).
<b>Sec. 61-16-92. Words and terms (Gn-Gz).</b>	
Governmental Service Agency	A facility, generally operated by an agency of the government, that provides assistance, benefits, licenses, or advisory services to members of the public. These services may include counseling, legal aid, vocational rehabilitation, aid to the handicapped, welfare, or other social services.
Grade, Established	For purposes of regulating and determining the height or bulk of a building or structure, the term “established grade” shall mean the elevation of the sidewalk grade as fixed by the City. In those cases where no sidewalk exists or when the natural level of the ground is higher or lower than the grade established by the City Engineer, the average natural level of the ground shall be taken as the established grade.
Grade, Existing or Natural	The vertical elevation of the existing ground surface prior to excavation or filling.
Grade plane	A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six (6) feet from the building, between the building and a point six (6) feet from the building.
<u>Greenhouse</u>	<u>A building or structure whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity</u>



	<p>subsequent sale. A greenhouse may or may not be a permanent structure.</p> <p>Garden centers are not greenhouses. Garden centers, which may include a nursery or greenhouse as an accessory use, import most of the items sold - items such as plants, potting soil, and garden equipment. Garden centers shall be considered "stores of a generally recognized retail nature" for regulatory purposes.</p>
Gross Floor Area	The sum of the gross horizontal floor areas including: Areas occupied by fixtures and equipment for display or sale of merchandise, and mezzanines and other partial floor areas. Such area shall be measured from the exterior faces of exterior walls or from the centerline of walls separating two buildings or structures, excluding stairwells at each floor, elevator shafts at each floor, floors or parts of floors devoted exclusively to vehicular parking or loading, and all floors below the first or ground floor, except when used for or intended to be used for service by customers, patrons, clients, patients, or tenants.
Group "A" Cabaret.	An establishment open to the public which sells or serves alcoholic beverages for consumption on the premises with or without food, and either allows dancing with or without live entertainment, or provides three (3) or more live entertainers at one (1) time with or without dancing.
Group "B" Cabaret.	An establishment which sells or serves alcoholic beverages for consumption on the premises with or without food, and is a club, as define within Section 107 of the Michigan Liquor Control Act, being MCL 436.1107(3), which is licensed by the Michigan Liquor Control Commission.
Group "C" Cabaret.	An establishment open to the public which sells or serves alcoholic beverages for consumption on the premises with or without food, provides only one (1) or two (2) entertainers at one time, and does not allow dancing.
<del>(Repealed)</del>	
<del>(Repealed)</del>	
Group Day Care Home	An accessory use to a private home, licensed by the Michigan Department of Human Services, where more than six (6) but not more than twelve (12) minor children are given care and supervision for periods of less than twenty-four (24) hours a day unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. Group day care home includes a home that gives care to an unrelated minor child for more than four (4) weeks during a calendar year. Notwithstanding its status as an accessory use, a group day care home requires a permit.
Group Living (Use Category)	<p>Residential occupancy of a dwelling unit by a group of people who do not meet the definition of Household Living. The size of the group may be larger than the average size of a family. Tenancy is arranged on a monthly or longer basis. Uses where tenancy may be arranged for a shorter period are not considered residential. They are considered to be a form of transient lodging (see the Retail Sales and Service and Community Service categories). Generally, Group Living structures have a common eating area for residents. The residents may receive care, training, or treatment, as long as the care givers also reside at the site.</p> <p>Examples include the following uses:</p> <ul style="list-style-type: none"> <li>•Adult foster care facility</li> <li>•Assisted living facility</li> <li>•Convalescent, nursing, or rest home</li> <li>•Emergency shelter</li> <li>•Fraternity or sorority house</li> </ul>

	<ul style="list-style-type: none"> <li>•Residential substance abuse service facility</li> <li>•Rooming house</li> <li>•Shelter for victims of domestic violence</li> </ul> <p>Lodging where tenancy may be arranged for periods of less than thirty (30) days is to be considered a hotel or motel use and classified in the Retail Sales and Service category. Lodging where the residents meet the definition of a “family” and where tenancy is arranged on a month-to-month basis, or for a longer period is classified as Household Living. Facilities for people who are under judicial detainment and under the supervision of sworn officers are included in the Detention Facilities category.</p>
<b>Subdivision I. Letter “H”</b>	
<b>Sec. 61-16-103. Words and terms (Hn-Hz).</b>	
Home Occupation	A business, profession, occupation or trade, conducted within a dwelling unit by a resident of the dwelling unit. Such occupation is incidental and subordinate to use of the dwelling for residential purposes.
<u>Hoophouse or High Tunnel</u>	<u>An unheated structure whose roof and sides are made largely of transparent or translucent material (not glass) for the purpose of the cultivation of plants for personal use and/or for subsequent sale.</u>
Horizontal Surface “A”	A circular plane, one hundred fifty (150) feet above the established airport elevation and having a radius of fifteen thousand (15,000) feet from the airport reference point.
Horizontal Surface “B”	A nearly rectangular plane, two hundred (200) feet above ground level, and longitudinally centered on the extended centerline of the major north-south runway at Detroit City Airport. Said plane begins at the periphery of horizontal surface “A”, extends in both northerly and southerly directions to the City limits, and is four miles wide, <i>i.e.</i> , two miles on either side of the extended runway centerline.
Hospice	Facilities providing in-patient care for individuals suffering from a terminal illness.
Hospital (Use Category)	Uses providing medical or surgical care to patients and offering overnight care. Examples include medical centers, hospitals, and hospices. Uses that provide exclusive care and planned treatment or training for psychiatric, alcohol, or drug problems, where patients are residents of the program, are classified in the Group Living category. Medical clinics or offices that provide care where patients are generally not kept overnight are classified as Offices.
Hotel	A building, or part of a building, or a group of buildings, on a single zoning lot, designed for or primarily occupied by transients: that contains more than ten (10) rooming or dwelling units, and where fewer than twenty-five percent (25%) of said units are independently accessible from the outside without the necessity of passing through the main lobby of the building. The term includes any such building or building group that is designated by the operator as a motor lodge, motor inn, or any other title intended for identification as providing lodging for compensation, and that is with or without a general kitchen and public dining room for the use of the occupants. Hotels are subject to licensing by the Business License Center, subject to the provisions of Chapter 44 of this Code.
House Trailer	Same as Trailer Coach. See “Recreational Vehicle” (See Sec. 61-16-161.)
Household Living (Use Category)	<p>Residential occupancy of a dwelling unit by a “family.” Tenancy is arranged on a month-to-month or longer basis. Uses where tenancy may be arranged for a shorter period are not considered residential.</p> <p>Examples include the following uses:</p> <ul style="list-style-type: none"> <li>•Loft</li> </ul>

	<ul style="list-style-type: none"> <li>•Mobile home park</li> <li>•Multiple-family dwelling</li> <li>•Residential use combined in structures with permitted commercial uses</li> <li>•Single-room-occupancy housing (SRO), nonprofit</li> <li>•Single-family detached dwelling</li> <li>•Single- or two-family dwelling combined in structures with permitted commercial uses</li> <li>•Town houses</li> <li>•Two-family dwelling</li> </ul> <p>Lodging in a dwelling unit or where less than two-thirds (2/3) of the units are rented on a monthly or longer basis is considered a hotel, motel, public lodging house or rooming/boarding house use.</p>
<u>Hydroponics</u>	<u>A method of growing plants without soil, using mineral nutrient solutions or water, or in an inert medium such as perlite, gravel, or mineral wool.</u>
<b>Subdivision J. Letters “I” Through “J”</b>	
<b>Sec. 61-16-112 Words and terms (In-Iz).</b>	
Incidental	<p>1) Occurring as a minor accompaniment; or</p> <p>2) In the context of zoning and land use, an activity or item that occupies or involves not more than ten percent (10%) of a whole, such as gross floor area or inventory, is considered as an incidental use of the land, while an activity or item that occupies or involves more than ten percent (10%) of a whole is considered a principal use of the land.</p>
Industrial Service (Use Category)	<p>Uses engaged in the repair or servicing of industrial, business or consumer machinery, equipment, products or by-products. Firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site.</p> <p>Examples include the following uses:</p> <ul style="list-style-type: none"> <li>•Blueprinting shop</li> <li>•Boiler repairing</li> <li>•Construction equipment, agricultural implements and other heavy equipment repair or service</li> <li>•<u>Contractor yard, landscape or construction</u></li> <li>•<del>Greenhouse or nursery, wholesale sales only, including landscape contractors</del></li> </ul>

	<ul style="list-style-type: none"> <li>•Junkyard</li> <li>•Laundry, industrial</li> <li>•Lumber yard</li> <li>•Machine shop</li> <li>•Outdoor storage yard</li> <li>•<del>[Repealed]</del></li> <li>•Research facilities</li> <li>•Research facilities</li> <li>•Tires, used: sales and/or service</li> <li>•Towing service storage yard</li> <li>•Trade services, general</li> <li>•Truck stop</li> <li>•Welding shop</li> </ul>
Institutional Bulletin	A business sign of any public civic, or institutional land use specified in ARTICLE XII. DIVISION 1. Subdivision C. of this Chapter, other than family day care homes and group day care homes, and a business sign of any fraternal or philanthropic organization, provided, that said sign is located on the premises and limited to bearing only information related to activities conducted on the premises, persons involved, or other identification information.
Institutional Living (Use Category)	<p>Occupancy of an institutional structure (not a dwelling unit) by a group of people who do not meet the definition of Household Living. Care givers may or may not reside at the site.</p> <p>Examples include the following uses:</p> <ul style="list-style-type: none"> <li>•Boarding school</li> <li>•Child caring institution</li> <li>•Dormitory</li> <li>•Penal or correctional institution; detention facility</li> <li>•Pre-release Adjustment Center</li> </ul>
Intensification of Use	<p>An intensification of use occurs where a use is added to an existing land use without the physical expansion of the building, structure, lot, or gross floor area.</p> <p>As an example: where a conditional use, regulated use, controlled use, or nonconforming use that occupies a single-story building were to add an additional use under the same roof, and that additional use is reached through the same entrance as the original use and the additional use is not separated from the original use by a tenant separation wall, then it would be considered an intensification of the original use even though the gross floor area had not been increased.</p> <p>However, where a land use that occupies a single-story building were to subdivide</p>

	its floor area by a tenant separation wall and were to provide a separate entrance from the outside to the subdivided space, it would not be considered an intensification of the original use, but rather the establishment of a new principal use at a different address.
Intermodal freight terminal	The site at which freight is transferred between railroad flat cars and trucks, typically involving containers or trailers.
Instrument Approach Surface and Non-instrument Approach Surface Having a Runway at Least five thousand (5,000) Feet in Length	A plane longitudinally centered on the extended runway centerline beginning at each end of the runway and extending five hundred (500) feet outward at the elevation of the approach ends of the runway and then sloping upward at a slope ratio of one (1) to forty (40) to an altitude of one hundred fifty (150) feet above the established airport elevation. The instrument approach area surface is one thousand (1,000) feet wide for the first five hundred (500) feet and then expands uniformly to a width of three thousand one hundred (3,100) feet at a distance of six thousand five hundred (6,500) feet from the end of the runway.
Intensity of Land Use	<p>The intensity of a land use shall be based on the zoning district where the specified land use initially appears in the zoning ordinance as a use permitted as a matter of right.</p> <p>For example, a land use first listed as a matter of right use in ARTICLE X of this Chapter (industrial zoning districts) shall be deemed more intensive than a land use first listed as a matter of right use in ARTICLE IX (business districts), and a land use first listed as a matter of right use in ARTICLE IX shall be more intensive than a land use first listed as a matter of right use in ARTICLE VIII (residential districts).</p> <p>Similarly, within a given Article, zoning districts bearing a higher number shall be deemed more intensive than districts bearing a lower number; for example, a use first permitted as a matter of right in the M4 District, shall be deemed more intensive than a use first permitted as a matter of right in the M2 District. For a land use not permitted in any zoning district as a matter of right, but exclusively as a Conditional Use, the intensity of that land use in comparison to another shall be determined according to the zoning districts where the two land uses are first conditionally permitted.</p>

## Subdivision M. Letters “N” Through “O”

### Sec. 61-16-143. Words and terms (Oa-Os).

Office (Use Category)	<p>Uses characterized by activities conducted in an office setting and generally focusing on business, government/public, professional, or health care, services.</p> <p>Examples include the following uses:</p> <ul style="list-style-type: none"> <li>•Massage therapy clinic</li> <li>•Medical, dental or physical therapy clinic</li> <li>•Office, business or professional</li> <li>•Plasma donation center</li> <li>•Radio or television station</li> <li>•Recording studio or photo studio or video studio, no assembly hall</li> </ul> <p>Offices that are part of and located with a principal use in another category are considered accessory to the firm’s primary activity. Headquarters offices, when in conjunction with, or adjacent to, a principal use in another category, are considered part of the other category.</p>
Open Space	An area on a zoning lot not covered by a principal or accessory building.
Orchard	The establishment, care, and harvesting of more than ten (10) fruit or nut bearing trees. The products of an orchard may or may not be for commercial purposes.

	<u>An orchard as a principal use is considered an urban farm.</u>
Ordinance No. 390-G	The Official Zoning Ordinance of the City of Detroit, adopted December 22, 1968, which this Chapter replaces.
<b>Subdivision O. Letters “Q” Through “R”</b>	
<b>Sec. 61-16-161. Words and terms (Qa-Qz and Ra-Rec).</b>	
Race track, motor vehicle	An unenclosed facility, having a permanent track or course or oval for the racing of motor vehicles. The term, “motor vehicle race track,” does not include go-cart tracks.
Radial measurement	<p>Radial measurement between two points is a straight line connecting two points, drawn irrespective of intervening property lines, rights-of-way or natural or built environment.</p> <p>When notification is required to be given within a three hundred (300) foot radius of a rectangular zoning lot, for example, all points three hundred (300) feet distant from the lot lines are connected to create an oval-like shape. Similarly when a land use is prohibited within a specified distance from a given point all points at the specified distance are connected to create an oval-like shape, as illustrated in Figure 61-12-87.</p>
Railroad Facility (Use Category)	<p>Facilities owned or operated by railroad companies or rail companies.</p> <p>Examples include the following uses:</p> <ul style="list-style-type: none"> <li>•Railroad right-of-way, not including storage tracks, yards, or buildings</li> </ul>
<u>Rainwater Catchment System</u>	<u>A method of catching rainwater runoff from the roof of a structure into rain gutters that channel into a rain barrel, drum, or cistern.</u>
Reception Window	That area within the direct line between a land-based antenna and an orbiting satellite; that area within the direct line between a microwave-receiving antenna and a terrestrial transmitter.
Recreation, Indoor Commercial	Indoor commercial uses such as bowling centers, basketball courts, archery ranges, golf domes and ranges, tennis facilities, ice/roller skating rinks, laser tag facilities, paint ball facilities, and the like. Although part of the use category, indoor recreation and entertainment, indoor firearms target practice ranges shall not be regulated as the land use known as indoor commercial recreation.
Recreation and Entertainment, Indoor (Use Category)	<p>Commercial uses that provide continuous recreation or entertainment-oriented activities in an enclosed setting. Such uses are distinguished from “assembly” uses by the fact that they are operated on a continuous basis, rather than for specific events.</p> <p>Examples include the following uses:</p> <ul style="list-style-type: none"> <li>•Arcade</li> <li>•Cabaret</li> <li>•Casinos</li> <li>•Casino complex</li> <li>•Commercial recreation (Indoor)</li> <li>•Firearms target practice range, indoor</li> <li>•Health club</li> <li>•Pool or billiard hall</li> <li>•Theater and concert café, excluding drive-in theaters</li> </ul>

Recreation and Entertainment, Outdoor (Use Category)	<p>Large, generally commercial uses that provide continuous recreation or entertainment-oriented activities. They primarily take place outdoors. They may take place in a number of structures that are arranged together in an outdoor setting.</p> <p>Examples include the following uses:</p> <ul style="list-style-type: none"> <li>•Amusement park</li> <li>•Baseball/softball/soccer or other athletic complexes that include outdoor lighting of playing or activity areas</li> <li>•Drive-in theater</li> <li>•Go-cart track</li> <li>•Golf course, miniature</li> <li>•Rebound tumbling center</li> <li>•Golf driving range</li> </ul> <p>Golf courses are classified as Parks and Open Space. Uses that draw large numbers of people to periodic events, rather than on a continuous basis, are classified as Major Entertainment Events (See "Auditorium or Stadium" use category).</p>
Recreational Equipment	Items such as boats, snowmobiles, off-road vehicles, dune buggies, jet skis, or other similar items.
Recreational Space Ratio	The total recreational space on a zoning lot divided by the gross floor area of all structures on the zoning lot. ( <i>See also</i> Sec. 61-13-159.)
Recreational Vehicle	<p>Includes motor homes, pickup campers, and trailer coaches.</p> <p>Motor home means a motor vehicle constructed or altered to provide living quarters, including permanently installed cooking and sleeping facilities, and is used for recreation, camping, or other noncommercial use.</p> <p>Pickup camper means a nonself-propelled recreational vehicle, without wheels for road use, that is designed to rest all of its weight upon, and be attached to, a motor vehicle, and is primarily intended for use as temporary living quarters in connection with recreational, camping, or travel purposes. A pickup camper does not include truck covers or caps consisting of walls and a roof but that do not have floors and facilities for using the camper as a dwelling.</p> <p>Trailer coach means every vehicle primarily designed and used as temporary living quarters for recreational, camping, or travel purposes and drawn by another vehicle.</p>
Recycling center	<p>A lot or parcel of land, with or without buildings, upon which wastes are recovered in a process designed to provide an acceptable reuse of all or part of the waste. This use includes, but is not limited to, facilities for processing or recycling metal, wire, concrete, roofing materials, drywall, asphalt, siding, insulation, wood, demolition debris, paper, and glass.</p> <p>A recycling center does not include storage containers or processing activity located on the premises of a residential, commercial, or manufacturing use that are used solely for the recycling of material generated by that property, business or manufacturer.</p>
<b>Sec. 61-16-162. Words and terms (Red-Rm).</b>	
Refuse	Putrescible and nonputrescible solid waste, except body wastes, including garbage, rubbish, ash, incinerator ash, incinerator residue, and solid market, industrial and construction refuse.
Regulated Use	Any of the following: [1] Brewpub outside the Central Business District and microbrewery outside the Central Business District and small distillery outside the Central business District that serves alcohol for consumption on the premises; [2] cabaret; [3] dance hall, public outside the Central Business District; [4] establishment for the sale of beer or intoxicating liquor for consumption on the premises, outside the Central Business District and the SD2 and SD5 Districts; [5]

	hotel, outside the Central Business District and SD5 District; [6] lodging house, public; [7] motel; [8] pawnshop; [9] plasma donation center; [10] Secondhand store and secondhand jewelry store.
Religious institutions (Use Category)	Uses primarily engaged in providing meeting areas for religious activities. Typical examples include churches, chapels, mosques, temples, and synagogues. Affiliated preschools are classified as Day Care uses. Affiliated schools are classified as Schools.
Religious residential facilities	Rectories, parsonages, monasteries, convents, seminaries, religious retreats and the like.
Rental Hall	Any enclosed hall, building or portion of any building regularly available for rental, lease or loan for the purpose of public assembly, banquets, luncheons, entertainment or sports events, whether such assemblies are public or private or subject to an admission fee. The term "rental hall" does not include "public dance halls."
Rental merchandise store	A store whose primary business is the rental of household or personal merchandise originally stocked as new merchandise, such as videocassette and/or DVD recordings, household appliances, formal attire, and other articles stored and displayed within the store or showroom. For zoning purposes, a rental merchandise store shall be regulated the same as a "Store of a generally recognized retail nature whose primary business is the sale of new merchandise." A car rental facility, however, shall be regulated in the same manner as a sales room or sales lot for new or used operable motor vehicles."
Repeat Offense	A second, or any subsequent, determination regarding a blight violation notice that is made within a one (1) calendar year period for the same blight violation, except for a determination by an administrative hearings officer that a person is not responsible for a blight violation.
Research Facility	See Sec. 61-11-203.
Residential Substance Abuse Service Facility	An establishment in a residential setting used for the treatment of persons having drug or alcohol abuse problems. The establishment may or may not dispense compounds or prescription medicines to individuals depending upon the severity of their drug or alcohol abuse problems.
Residential use combined in structures with permitted commercial uses.	This land use allows for one or two residential apartments in a commercial building occupied by a use permitted in the given zoning district as indicated in the Use Table in Article XII, Division 1, Subdivision D. For example, a doctor's office in an R5 or R6 District may also include a residential unit on a by-right basis; a hardware store in a B2, B3, B4, B5 or B6 District may rent out two apartments on its second floor. Three or more residential units in a single building, however, constitute a multiple-family dwelling.
Rest Home	See "Convalescent, Nursing or Rest Home."
Restaurant, carry-out	An establishment whose principal business is the sale of foods, frozen desserts, or beverages to the customer in a ready-to-consume state, and whose design or method of operation includes both of the following characteristics: [1] foods, frozen desserts, or beverages are usually served in edible or disposable containers. [2] the consumption of foods, frozen desserts, or beverages within the restaurant building, within a motor vehicle parked upon the premises, or at other facilities on the premises outside the restaurant building, is posted as being prohibited, and such prohibition is strictly enforced by the restaurateur.
Restaurant, Fast-food	An establishment whose principal business is the sale of foods, frozen desserts, or beverages to the customer in a ready-to-consume state for consumption either within the restaurant building or for carry-out with consumption off the premises, whose delivery of food to the customer may include service via a drive-up or outdoor walk-up pass-through window, and whose design or principal method of operation includes both of the following characteristics. [1] Foods, frozen desserts, or beverages are usually served in edible containers or disposable containers. [2] The consumption of foods, frozen desserts, or beverages within a motor vehicle parked upon the premises, or at other facilities on the premises outside the restaurant building other than designated and approved outdoor eating areas, is posted as being prohibited, and such prohibition is strictly enforced by the restaurateur.



Restaurant, Standard	An establishment whose principal business is the sale of foods, frozen desserts, or beverages to the customer in a ready-to-consume state, and whose design or principal method of operation includes one or both of the following characteristics: [1] Customers are normally provided with an individual menu, are served foods, frozen desserts, or beverages by a restaurant employee at the same table or counter at which said items are consumed. [2] A cafeteria-type operation where foods, frozen desserts, or beverages generally are consumed within the restaurant building
Retail Sales and Service, Occupant-oriented (Use Category)	<p>Ancillary and accessory uses to principal multi-family, office or employment uses. They are involved in providing goods and services to residents or employees of the principal use and to visitors to site.</p> <p>Examples include the following uses:</p> <ul style="list-style-type: none"> <li>•Retail sales and personal service in multiple-residential structures</li> <li>•Retail sales and personal service in business and professional offices</li> </ul>
Retail Sales and Service, Sales Oriented (Use Category)	<p>Uses involved in the sale, lease or rent of new or used products to the general public.</p> <p>Examples include the following uses:</p> <ul style="list-style-type: none"> <li>•Stores of a generally recognized retail nature whose primary business is the sale of new merchandise</li> <li>•Bake shop, retail</li> <li>•Firearms dealership</li> <li>•<u>Garden center</u></li> <li>•<del>Greenhouse or nursery with stock for retail sales</del></li> <li>•Kennel, commercial</li> <li>•Motor vehicles, new or used, salesroom or sales lot</li> <li>•Motorcycles, retail sales, rental or service</li> <li>•Pawnshop</li> <li>•Pet shop</li> <li>•Poultry or small game (storage or killing for direct, retail sale on the premises or for wholesale trade)</li> <li>•Produce or food markets, wholesale</li> <li>•Secondhand stores and secondhand jewelry stores</li> </ul>

	<ul style="list-style-type: none"> <li>•Specially designated distributor's (SDD) establishment</li> <li>•Specially designated merchant's (SDM) establishment</li> <li>•Trailer coaches or boat sale or rental, open air display</li> <li>•Trailers, pneumatic-tired utility type, cement mixers: sales, rental, or service (outdoor)</li> </ul> <p>Sales, rental, or leasing of heavy trucks and equipment or manufactured housing units are classified as Wholesale Sales.</p>
Retail Sales and Service, Service- Oriented (Use Category)	<p>Uses providing retail consumer services to the general public.</p> <p>Examples include the following uses:</p> <ul style="list-style-type: none"> <li>•Animal-grooming shop</li> <li>•Automated teller machine (without drive-through facilities)</li> <li>•Automated teller machine (with drive-through facilities)</li> <li>•Bank (without drive-through facilities)</li> <li>•Bank (with drive-through facilities)</li> <li>•Barber or beauty shop</li> <li>•Business college or commercial trade school</li> <li>•Customer service center</li> <li>•Dry cleaning, laundry, or laundromat</li> <li>•Employee recruitment center</li> <li>•Financial services center</li> <li>•Food stamp distribution center (no drive-through window)</li> <li>•Food stamp distribution center (with drive-through window)</li> <li>•Mortuary or funeral home</li> <li>•Nail salon</li> <li>•Piercing parlor</li> <li>•Printing or engraving shops</li> <li>•School or studio of dance, gymnastics, music, or art</li> <li>•Shoe repair shop</li> <li>•Tattoo parlor</li> <li>•Veterinary clinic for small animals</li> </ul>
Review Body	The entity that is authorized to recommend approval or denial of an application or permit required under this zoning ordinance.
Right-of-way	A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, sanitary or storm sewer, electric transmission line, oil or gas pipeline or for any other similar use as may be designated.
<b>Subdivision P. Letter "S"</b>	
<b>Sec. 61-16-175. Words and terms (St-Sz).</b>	
Stadium	Any structure with tiers of seats rising around a sports field, playing court, or public exhibition area. Stadiums are primarily used for sports and athletic events. Entertainment and other public gathering purposes, such as concerts and conferences may be permitted as an incidental use of a stadium. The term, "stadium," does not include "Motor vehicle race tracks" or "Outdoor entertainment facilities."
State-licensed residential facility	A structure constructed for residential purposes that is licensed by the State of Michigan pursuant to MCL 400.701 to 400.737 or MCL 722.111 to 722.128, which provides resident services for six (6) or fewer persons under 24-hour supervision

	or care for persons in need of that supervision or care. Adult foster care homes for six (6) or fewer adults and child caring institutions for six (6) or fewer minors shall be considered State-licensed residential facilities.
Stores of a Generally Recognized Retail Nature Whose Primary Business Is the Sale of New Merchandise	Includes but is not limited to: commercial art galleries; retail stores; <u>garden centers</u> ; stores, other than secondhand stores, for the rental of household or personal merchandise originally stocked as new merchandise, such as videocassette recordings, household appliances, formal attire, and other articles stored and displayed within the store or showroom; establishments for self-service photocopying and related services. For zoning and licensing purposes, used books, magazines, records, CDs, videos, or DVDs should be regulated as if the items were new merchandise.
Story	That part of a building included between the surface of any floor and the surface of the next floor or of the roof next above. When the vertical distance from the established grade at the center of the front of the building to the ceiling of a story partially below such grade exceeds five (5) feet, then the basement or cellar constituting the story partially below grade shall be counted as a story.
Story, Half	A story that is situated within a sloping roof, the area of which at a height of four (4) feet above the floor does not exceed two-thirds (2/3) of the floor area directly below it.
Street	A thoroughfare that affords a principal means of access to abutting property.
Street, Principal	The busier of two streets abutting a zoning lot.
Street Tree	A species of tree particularly suited to the requirements of the street environment.
Structural Alterations	Any change in the supporting members of a building such as bearing walls, columns, beams or girders, or any substantial change in the height or footprint of the structure, the roof, and/or exterior walls, including reconstruction or replacement. <i>See also "Alterations"</i>
Structure	Anything constructed, erected, placed or otherwise composed of parts; joined together in some definite manner; any construction.
Structure, Accessory	See "Accessory Structure"
Structure, Principal	The structure occupied or designed for the principal use.
Substance Abuse Service Facility	An establishment used for the treatment of persons having drug or alcohol abuse problems on an outpatient basis. The establishment may or may not dispense compounds or prescription medicines to individuals depending upon the severity of their drug or alcohol abuse problems. A generally recognized pharmacy or licensed hospital dispensing prescription medicines shall not be considered a substance abuse service facility.
<b>Subdivision Q. Letter "T"</b>	
<b>Sec. 61-16-182. Words and terms (Tn-Tz).</b>	
Towing Service Storage Yard	Any private storage lot or yard of a towing enterprise where inoperable or distressed motor vehicles are temporarily held for retrieval or redemption by their owner, whether such enterprise is a contractor for a Police Department precinct or not. Such storage yards shall not function as a junkyard; no stripping or dismantling or outdoor storage of parts is permitted; no sale of used auto parts is permitted; no stacking of vehicles is permitted. Towing service storage yards shall be considered a principal use of the land except when same vehicles are awaiting repairs or service at a facility located on the same zoning lot, in which

	<p>case they operate as an accessory use of the land.</p> <p>Any land use previously classified as a "Police Department authorized abandoned vehicle storage yard" shall now be considered a "Towing service storage yard" without need for issuance of any additional permit or change of use.</p>
Town house	One of three or more attached single-family dwelling units, each having its own entrance, and each extending from the basement to the roof and having no side yards except end units which have one (1) side yard.
Toxic Substance Disposal Facility	A facility that disposes of, destroys, or incinerates "PCB," or "PBB" substances, as defined in the Toxic Substances Control Act (TSCA) and applicable Michigan law.
Trade Services, General	Offices or shops for plumbing, electrical, heating or air conditioning, furniture repair or upholstery, cabinet making, carpenter's shops, furniture and/or carpet and/or rug cleaning establishments, and similar uses.
Traditional Main Street Overlay Area	An area, designated by ordinance, as being or having the potential to be, a high quality, pedestrian-scale, walkable area with a traditional urban atmosphere.
Transfer station	An intermediate destination for nonhazardous solid waste materials where refuse awaiting transportation to a disposal site is transferred from one type of vehicle to another. May include the separation of different types of waste and aggregation of smaller shipments with larger ones, and compaction to reduce the bulk of the waste."
Trailer	Every vehicle, without motive power, other than a pole-trailer, which is designed for carrying property or persons and for being drawn by a motor vehicle, and is so constructed that no part of its weight rests upon the towing vehicle.
Transitional housing	<p>Transitional housing typically refers to rental housing for persons whose most recent address has been a homeless shelter and who anticipate finding a permanent residence after leaving the transitional housing facility and after accumulating funds for a rental security deposit. Unlike residents of emergency shelters who may move after thirty days, transitional housing residents may spend many months before relocating.</p> <p>Transitional housing may differ from typical apartment house living insofar as the residents may be expected or may be able to avail themselves of counseling or life skills training or job training on the premises.</p> <p>When transitional housing offers space for three or more families and provides separate housekeeping and cooking facilities for each, it should be regulated as any other multiple-family dwelling.</p> <p>However, when residents are not free to come and go because the program is part of a correctional program, the facility should be regulated as a pre-release adjustment center.</p> <p>When residents require supervision, assistance, protection or personal care, the facility should be regulated as an adult foster care facility.</p> <p>When the facility offers congregate style temporary lodging primarily to the homeless, it should be regulated as an emergency shelter.</p> <p>When the facility offers sleeping quarters in the form of cots or beds in the same room, it should be regulated as a public lodging house.</p> <p>When the transitional housing facility includes a residential substance abuse treatment program, it shall be regulated as a "residential substance abuse service facility."</p> <p>When the facility provides sleeping accommodations in ten or fewer rooms or dwelling units that lack separate housekeeping and cooking facilities in each unit, it should be regulated as a rooming house.</p>
Transitional Surfaces	Transitional surfaces exist adjacent to each runway as indicated on the Flight

	Obstruction Area Map on file at the Buildings, <del>and</del> Safety Engineering <u>and Environmental</u> Department. These surfaces begin at the centerline of the runways and extend outward, at the elevation of the runway, for five hundred (500) feet in the case of instrument runways, and for two hundred fifty (250) feet in the case of non-instrument runways, and then slope upward and outward one foot vertically for each seven (7) feet horizontally to the point where they intersect horizontal surface "A". Further, transitional surfaces exist adjacent to all approach surfaces and extend the entire length of the approach surfaces, beginning at the edges and extending upward and outward at the same one to seven slope ratio to the point where they intersect horizontal surface "A".
Tree	A large woody plant having one or several self supporting stems or trunks and numerous branches. May be classified as deciduous or evergreen.
<u>Tree Farm</u>	<u>Any parcel of land used to raise or harvest more than ten (10) trees for wood products, Christmas trees, or for transplant, where forest products are sold on-site or transported to market. A tree farm as a principal use is considered an urban farm.</u>
Two-family Dwelling	A structure, located on one lot, containing two (2) dwelling units, each of which is designed for or occupied by one (1) family only, with separate housekeeping and cooking facilities for each.
Tunnel plaza and terminal, vehicular	That property immediately contiguous to a vehicular tunnel where motor vehicles enter and exit the tunnel. Certain uses and activities, if oriented and available exclusively to tunnel traffic, shall be considered incidental and accessory to the vehicular bridge plaza and terminal: toll booths, inspection and weigh stations, customs and immigration facilities, duty-free retail stores, motor vehicle filling stations, and uses similar to the preceding. Advertising signs that are visible to traffic outside the plaza and terminal property shall not be considered as incidental and accessory.
<b>Subdivision R. Letter "U"</b>	
<b>Sec. 61-16-191. Words and terms (Ua-Us).</b>	
Underground Storage Tank	A tank or combination of tanks, including underground pipes connected to the tank or tanks, which is, was, or may have been used to contain hazardous substances, and the volume of which, including the volume of the underground pipes connected to the tank or tanks, is ten percent (10%) or more beneath the surface of the ground.
<u>Urban farm</u>	<u>A zoning lot, as defined in this article, over one acre, used to grow and harvest food crops and/or non-food crops for personal or group use. An orchard or tree farm that is a principal use is considered an urban farm. An urban farm may be</u>

	<u>divided into plots for cultivation by one or more individuals and/or groups or may be cultivated by individuals and/or groups collectively. The products of an urban farm may or may not be for commercial purposes.</u>
<u>Urban garden</u>	<u>A zoning lot as defined in this article, up to one acre of land, used to grow and harvest food or non-food crops for personal or group use. The products of an urban garden may or may not be for commercial purposes.</u>
Use	The purpose or activity for which land, or any structure thereon, is designed, arranged, or intended, or for which it is occupied or maintained.
Use, Accessory	See "Accessory Use"
Use, Principal	See "Principal Use"
Used auto parts sales	An auto parts sales facility shall be deemed a "Used auto parts sales" facility, and not a retail store, when used auto parts comprise more than ten percent (10%) of the facility's inventory.

## ARTICLE III. APPENDIX A

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### 2 Assignment of Specific Use Types to General Use Categories

Specific Land Use	Use Category
<b>Division 3. Letter "C."</b>	
Cabaret	Recreation/Entertainment, Indoor
Cabinet-making shop	Industrial Service (Trade services, general)
Can, barrel, drum or pail manufacture	Manufacturing and Production (High/medium-impact Manufacturing or Processing)
Candle manufacture	Manufacturing and Production (High-impact Manufacturing or Processing)
Canning factories, excluding fish products	Manufacturing and Production (High/medium-impact Manufacturing or Processing)
Canvas goods manufacture	Manufacturing and Production (Low/medium-impact Manufacturing or Processing)
Car wash (Motor vehicle washing and steam cleaning)	Vehicle Repair and Service
Carbide manufacture	Manufacturing and Production (Very High-impact Manufacturing or Processing)
Carbonic gas manufacture or storage	Manufacturing and Production (High-impact Manufacturing or Processing)
Carbonic ice manufacture	Manufacturing and Production (High-impact Manufacturing or Processing)
Carpenter's shop	Industrial Service (Trade services, general)
Casinos and casino complexes	Recreation/Entertainment, Indoor
Catering establishment (Food catering establishment)	Manufacturing and Production
Cattle or sheep dip manufacture	Manufacturing and Production (High-impact Manufacturing or Processing)
Cellophane or celluloid manufacture	Manufacturing and Production (High-impact Manufacturing or Processing)
Cement, lime, gypsum, or plaster of Paris manufacture	Manufacturing and Production (Very High-impact Manufacturing or Processing)

Specific Land Use	Use Category
Cemeteries (including mausoleums, crematories, or columbaria)	Park and Open Space
Ceramic glaze or porcelain enamel frit manufacture	Manufacturing and Production (Very High-impact Manufacturing or Processing)
Ceramic products manufacture	Manufacturing and Production (High-impact Manufacturing or Processing)
Charcoal or fuel briquette manufacture	Manufacturing and Production (Very High-impact Manufacturing or Processing)
Check advance center (See "Financial services center")	Retail Sales and Service (Service-Oriented)
Check cashing store (See "Financial services center")	Retail Sales and Service (Service-Oriented)
Chemical manufacture	Manufacturing and Production (Very High-impact Manufacturing or Processing)
Chemical materials blending or compounding, but not involving chemicals manufacturing	Manufacturing and Production
Child care center	Day Care
Child caring institution	Institutional Living
Chlorine gas manufacture	Manufacturing and Production (High-impact Manufacturing or Processing)
Cigar or cigarette manufacture	Manufacturing and Production (Low/medium-impact Manufacturing or Processing)
Cinema production or development	Manufacturing and Production (Low/medium-impact Manufacturing or Processing)
Clay products manufacture	Manufacturing and Production (High-impact Manufacturing or Processing)
Clock or watch manufacture	Manufacturing and Production (Low/medium-impact Manufacturing or Processing)
Coal or coke yard	Manufacturing and Production (Very High-impact Manufacturing or Processing)
Coffee house (See: Restaurant)	Food and Beverage Service
Coffee roasting	Manufacturing and Production (Low/medium-impact Manufacturing or Processing)
Coke oven	Manufacturing and Production (Very High-impact Manufacturing or Processing)
Cold storage plant	Warehouse and Freight Movement
Concert café (See: Theater)	Recreation/Entertainment, Indoor
Concert hall (See: Theater)	Recreation/Entertainment, Indoor
Concrete batching plants	Manufacturing and Production (High-impact Manufacturing or Processing)
Concrete pipe or concrete pipe products manufacture	Manufacturing and Production (High-impact Manufacturing or Processing)
Confection manufacture	Manufacturing and Production
Construction equipment, agricultural implements and other heavy equipment repair or service	Industrial Service
Containerized freight yard	Warehouse and Freight Movement
Convalescent, nursing, or rest home	Group Living
Contractor's shop (See "Trade services, general" for the shops of the following contractors: air conditioning, cabinet-making, carpenter, electrical, furniture cleaning, furniture repair, heating, plumbing, rug cleaning, upholstery repair).	Industrial service
Contractor yard, landscape or construction	Industrial service
Convenience store (See Stores of a generally recognized retail nature for the sale of new merchandise)	Retail Sales and Service (Sales-Oriented)

Specific Land Use	Use Category
Convention or exhibit building; office, public only	Auditorium or Stadium
Correctional institution	Institutional Living
Cosmetic manufacturing	Manufacturing and Production
Creameries	Manufacturing and Production (Low-impact Manufacturing or Processing)
Credit union (See Bank)	Retail Sales and Service (Service-Oriented)
Crushing, grading, and screening of rock, stone, slag, clay, or concrete	Manufacturing and Production (Very High-impact Manufacturing or Processing)
Customer service center	Retail Sales and Service (Service-Oriented)
Customs office	Community Service
<b>Division 7. Letter "G."</b>	
Garbage, offal, or dead animal reduction	Waste-Related Use
Garden center (See Stores of a generally recognized retail nature for the sale of new merchandise)	Retail Sales and Service (Sales-Oriented)
Gas regulator station	Utility, Basic
Gas station (See "Motor vehicle filling station")	Vehicle Repair and Service
Glass blowing	Manufacturing and Production (Low/medium-impact Manufacturing or Processing)
Glass laminating	Manufacturing and Production (Low/medium-impact Manufacturing or Processing)
Glass manufacture	Manufacturing and Production (High-impact Manufacturing or Processing)
Glucose manufacture	Manufacturing and Production (High-impact Manufacturing or Processing)
Glue manufacture	Manufacturing and Production (Very High-impact Manufacturing or Processing)
Go-cart track	Recreation/Entertainment, Outdoor
Golf course	Park and Open Space
Golf course, miniature	Recreation/Entertainment, Outdoor
Governmental service agency	Community Service
Graphite manufacture	Manufacturing and Production (High-impact Manufacturing or Processing)
Greenhouse or nursery, wholesale sales only, including landscape contractors	Industrial Service
Greenhouse or nursery with stock for retail sales	Retail Sales and Service (Sales-Oriented)
Group day care home	Day Care
Group home (See "Adult foster care facility" or "Emergency shelter" or "Residential substance abuse service facility" or "Shelter for victims of domestic violence"; See also "Pre-release adjustment center.")	Group living Institutional living

1           **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are  
2 repealed.



1           **Section 3.** This ordinance is declared necessary for the preservation of the public peace,  
2 health, safety, and welfare of the people of the City of Detroit.

3           **Section 4.** This ordinance shall become effective on the eighth (8<sup>th</sup>) day after publication  
4 in accordance with MCL 125.3401(6) and Section 4-118, paragraph 3., of the 2012 Detroit City  
5 Charter.

**Approved as to Form Only:**



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**Edward V. Keelean**  
**Deputy Corporation Counsel**  
**Acting as Corporation Counsel**